

AMENDMENTS TO SAN RAFAEL GENERAL PLAN 2020

July 7, 1997 to May 6, 2002

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UNIVERSITY OF CALIFORNIA

RESOLUTION 9879

RESOLUTION OF THE SAN RAFAEL CITY COUNCIL
ADOPTING GENERAL PLAN AMENDMENT TO CHANGE
THE LAND USE DESIGNATION ON A PORTION OF LOT 21
OF THE MONTEVIDEO TERRACE SUBDIVISION FROM
PUBLIC/QUASI-PUBLIC TO LOW DENSITY RESIDENTIAL
(APN 165-230-22)
(GPA96-3)

WHEREAS, on December 19, 1996, an application for a General Plan Amendment to change the Land Use Designation from Public/Quasi-Public to Low Density Residential was found by the Planning Department to be complete for processing; and,

WHEREAS, upon review of the subject application a Mitigated Negative Declaration was prepared consistent with the requirements of the California Environmental Quality Act (CEQA); and,

WHEREAS, notification of the proposed GPA96-3 amendment occurred as specified by law; and,

WHEREAS, staff identified the amendments, with corresponding background analysis in the June 10, 1997 Report to Planning Commission; and,

WHEREAS, the San Rafael Planning Commission is required by state law to hold at least one public hearing and make a written recommendation to the legislative body on the adoption of any General Plan Amendments; and,

WHEREAS, the Planning Commission held a public hearing on June 10, 1997, to hear public comments on the proposed amendments; and,

WHEREAS, the Planning Commission adopted a resolution recommending approval of the proposed General Plan Amendments (GPA96-3) on June 10, 1997; and,

WHEREAS, the City Council held a public hearing on the General Plan Amendments on July 7, 1997; and,

ORIGINAL

9879

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The document also outlines the specific requirements for record-keeping, including the need to maintain records for a minimum of five years.

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The sixth part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The document also outlines the specific requirements for record-keeping, including the need to maintain records for a minimum of five years.

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WHEREAS, the City Council has adopted by separate resolution the Mitigated Negative Declaration, including the Mitigation Monitoring Program, for the project, and

WHEREAS, the City Council considered all verbal and written testimony on the General Plan Amendments; and,

WHEREAS, the City Council determined that the public interest is served by the adoption of the proposed General Plan amendment because the amendment is not in conflict with other General Plan Policies and it will permit four new single family residences which match the recently constructed homes on Montevideo Terrace and will also permit the existing non-profit uses which provide needed services to the community to remain at the site.

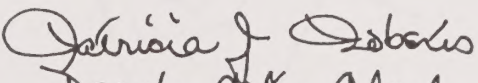
NOW, THEREFORE, BE IT RESOLVED, that the San Rafael City Council adopts the General Plan Amendment changing the land use designation from Public/Quasi-Public to Low Density Residential on a portion of Lot 21 of the Montevideo Terrace Subdivision located at 70 Skyview Terrace (APN 165-230-22) as shown on the attached map, Exhibit A:

I, JEANNE M. LEONCINI, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City held on Monday the 7th day of July, 1997 by the following vote, to wit:

AYES: COUNCILMEMBERS: Cohen, Heller, Miller, Phillips & Mayor Boro

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None


Deputy City Clerk
for: JEANNE M. LEONCINI, City Clerk

THESE ARE THE RESULTS OF THE RESEARCH CONDUCTED BY THE RESEARCHER IN THE FIELD OF THE RESEARCH.

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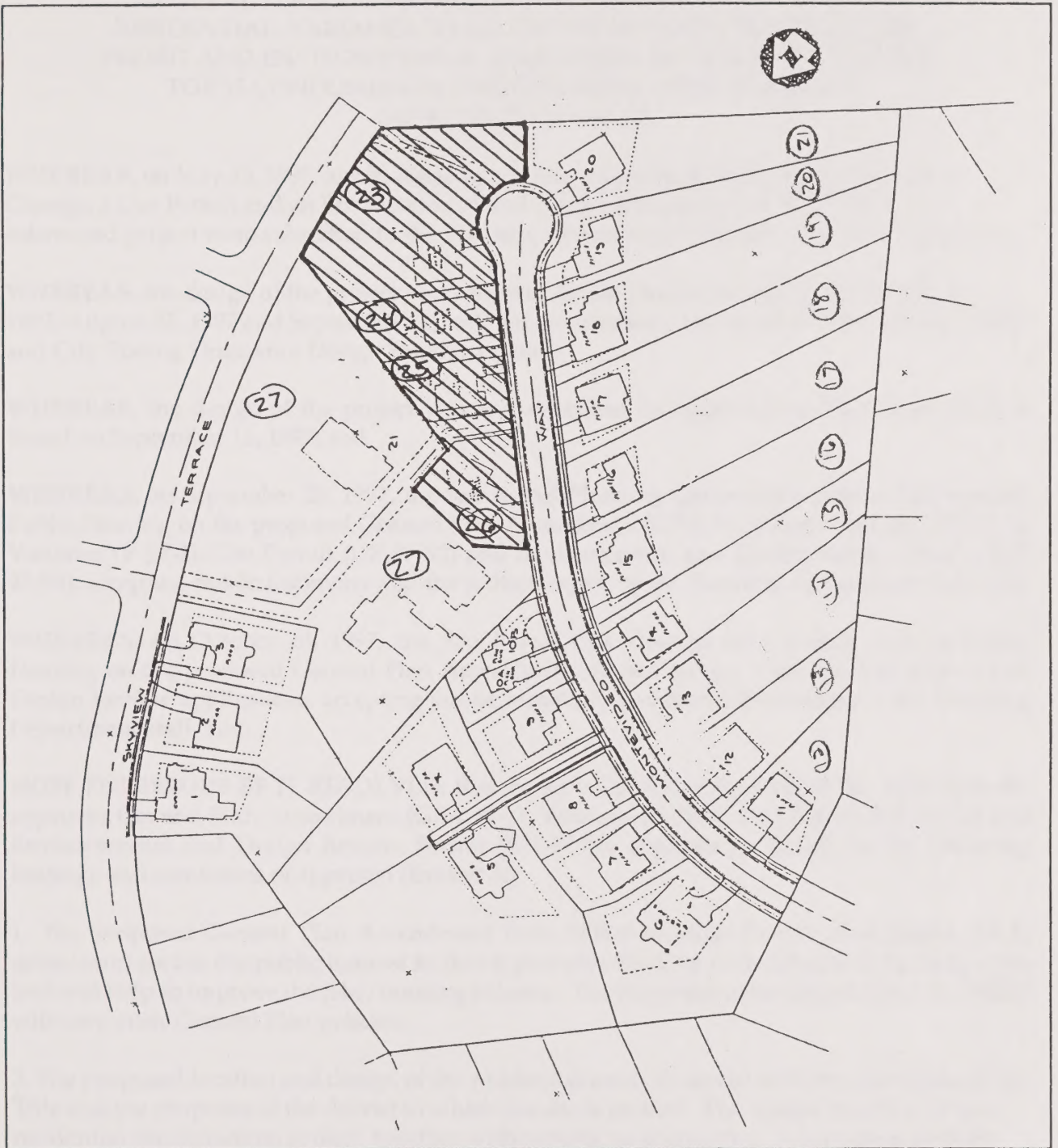
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EXHIBIT "A"



KEY



Portion of Lot 21 of the Montevideo Terrace Subdivision of Proposed Land Use Designation Change from Public/Quasi-Public to Low Density Residential



KEY

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RESOLUTION #9941

A RESOLUTION OF THE SAN RAFAEL CITY COUNCIL APPROVING
GENERAL PLAN AMENDMENT FROM OFFICE TO HIGH DENSITY
RESIDENTIAL, VARIANCE TO ALLOW 38 FOOT HIGH BUILDING, USE
PERMIT AND ENVIRONMENTAL AND DESIGN REVIEW APPLICATIONS
FOR 15 CONDOMINIUM UNITS (MARIN LOFTS), Cresta Drive
(AP #s 155-251-16 and 17)

WHEREAS, on May 15, 1997, applications requesting a General Plan Amendment, Zone Change, a Use Permit and an Environmental and Design Review Permit for the above referenced project were submitted to the Planning Department for review and processing; and,

WHEREAS, the design of the project was reviewed by the Design Review Board on July 8, 1997, August 27, 1997 and September 16, 1997 for consistency with General Plan design policies and City Zoning Ordinance Design Standards; and

WHEREAS, the design of the project was recommended for approval by the Design Review Board on September 16, 1997; and

WHEREAS, on September 25, 1997, the San Rafael Planning Commission held a duly noticed Public Hearing on the proposed General Plan Amendment (GPA 97-1) Zone Change (ZC 97-4), Variance (V 97-2), Use Permit (UP 97-52) and Environmental and Design Review Permit (ED 97-56), accepting public testimony and the written report of the Planning Department staff; and

WHEREAS, on October 20, 1997, the San Rafael City Council held a duly noticed Public Hearing on the proposed General Plan Amendment, Zone Change, Variance, Use Permit and Design Review applications, accepting public testimony and the written report of the Planning Department staff; and,

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of San Rafael hereby approves General Plan Amendment (GPA 97-1), Variance (V 97-2), Use Permit (UP 97-52) and Environmental and Design Review Permit (ED 97-56) applications based on the following findings and conditions of approval (Exhibit A):

1. The proposed General Plan Amendment from Office to High Density Residential (15-32 units/acre) serves the public interest in that it provides the City with affordable housing units and will help to improve the jobs/housing balance. The proposed amendment is not in conflict with any other General Plan policies.
2. The proposed location and design of the residential use is in accord with the objectives of this Title and the purposes of the district in which the site is located. The operation of the 15 unit residential condominium project, together with conditions of approval, is consistent with the new General Plan land use designation of High Density Residential and Parks/Open Space. Specifically, the proposal is consistent with General Plan policies C-4, C-7, C-18, R-4, R-5, H-19, H-23 and NE-20. Furthermore, residential condominium uses are conditionally permitted, with the approval of a use permit, in the PD (Planned Development) zoning district and the use is in accord with the objectives of the Zoning Ordinance.

3. As conditioned, the design, establishment, maintenance or operation of the proposed residential project will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or general welfare of the City in that all on-site parking requirements have been met and the project design meets all the requirements of the Police, Fire and Public Works Departments, including requirements regarding potentially hazardous soils conditions.
4. The proposed residential use, as conditioned, conforms to the development standards as listed in the Planned Development zoning district for the density of residential units, location of residential units, required building setbacks, on-site parking.
5. The Environmental and Design Review application conforms to the design standards established in the General Plan 2000, the Criteria For Approval listed in Section 14.25.050 of the Zoning Ordinance, the guidelines of the PD zoning district.
6. Special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the requirements of this Title deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification because of the location/existence of the on-site open space easement and because of the steep slope and shape of the project site. The location of the open space easement restricts the amount of building footprint that can be accommodated on the site because this easement is restricted "to be kept open and free from buildings and structures of any kind", which includes on-site grading. A larger building footprint and additional grading would result in a project that would meet the 36 foot height limitation but would also reduce the amount of landscape improvements on the site. The location of the open space easement also minimizes the impact of the 38 foot high building because it provides a 170 foot (minimum) open space buffer between the proposed building and the nearest residential apartment unit upslope (on the ridge) from the project site. The steep slope of the property determines the hillside design of the structure. The buildings must be designed consistent with the contours of the site. The shape of the lot, with an irregular width (106 feet; North property line and 230 feet; South property line) also makes development of the site difficult with a 36 foot height limitation in that it restricts the amount of building footprint feasible on the lot. Required on-site parking also needs to be provided on-site. The City's Design Review Board recommended approval of the project because the majority of the parking was not visible.
7. The variance for building height will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the subject property is located in that the other existing multi-family apartment developments in the vicinity with PD zoning districts and a 36 foot height limitation are located on ridgelines or other flat properties where it is not difficult to comply with the height limitation established in the General Plan.
8. Granting the variance for building height does not authorize a use or activity which is not otherwise expressly authorized by the zoning regulations for the zoning district in which the subject property is located in that the proposed residential use is consistent with new General Plan land use designation of High Density Residential and is consistent with all of the

standards established for the Planned Development zoning district in which the subject property is located.

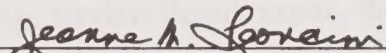
9. That granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or welfare in that surrounding properties will not be affected by the building height because the project site is surrounded by open space and the residential apartments above the project site are located on a ridgeline. Residents in these units will not be affected by the building height because they will look over the proposed buildings, with no view obstruction from their units. The two photomontages prepared for the project show that the project will not adversely affect the scenic views, given the upslope of these residential units. Furthermore, the project will not be visually detrimental to the surrounding area because the base of the structure will be screened with trees and shrubs to minimize the appearance of the project from the public street.

I, JEANNE M. LEONCINI, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City on Monday, the 20th day of October, 1997, by the following vote, to wit:

AYES: COUNCILMEMBERS: Cohen, Heller, Miller, Phillips & Mayor Boro

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None


JEANNE M. LEONCINI, City Clerk

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CONDITIONS OF APPROVAL

GPA 97-1

1. The General Plan land use designation on Parcel 155-251-17 (the 1.27 acre parcel identified on Exhibit B of this report) shall be amended from Office to High Density Residential (15-32 units/acre).

ZC 97-4

2. Parcels 155-251-16 and 17, as identified by Exhibit B of this report are zoned PD (Planned Development). All improvements on these parcels shall be consistent with the specific development standards set forth in the PD district.

UP 97-52

3. This Use Permit approves a 15 unit residential apartment or residential condominium development and ancillary home occupation uses.
4. There are 15-22 PM peak hour trips allocated to this site. This project will generate 15 PM peak hour trips. Approval of this use permit releases the remaining 7 trips allocated to the parcel in the General Plan. These trips will be placed in the Northgate general trip reserve.
5. This use permit shall run concurrently with the amended General Plan land use designation for the project site, the amended Planned District and Environmental and Design Review Permit. Should the Environmental and Design Review Permit expire, this use permit shall become null and void.

ED 97-56

FIRE DEPARTMENT

6. Addresses shall be posted conforming to Fire Prevention Std. 205.
7. Based on the required fire flow, an automatic fire sprinkler system shall be installed throughout each home conforming to NFPA Std. 13.
8. The alarms from fire detection systems and commercial fire sprinkler systems shall be monitored by a UL Central Station Company approved by the San Rafael Fire Department and be issued a UL serially numbered Certificate for Central Station Fire Alarms.
9. A permit application shall be submitted to the Fire Prevention Bureau with two sets of plans for review prior to installation of all automatic and fixed fire extinguishing and detection systems. Specific sheets for each type of device shall also be submitted for review.

The Government of the United States of America, by and through the Secretary of State, hereby certifies that the following is a true and correct copy of the original document as presented to the Department of State for registration.

ARTICLE I

Section 1. The Government of the United States of America, by and through the Secretary of State, hereby certifies that the following is a true and correct copy of the original document as presented to the Department of State for registration.

ARTICLE II

Section 1. The Government of the United States of America, by and through the Secretary of State, hereby certifies that the following is a true and correct copy of the original document as presented to the Department of State for registration.

ARTICLE III

Section 1. The Government of the United States of America, by and through the Secretary of State, hereby certifies that the following is a true and correct copy of the original document as presented to the Department of State for registration.

Section 2. The Government of the United States of America, by and through the Secretary of State, hereby certifies that the following is a true and correct copy of the original document as presented to the Department of State for registration.

Section 3. The Government of the United States of America, by and through the Secretary of State, hereby certifies that the following is a true and correct copy of the original document as presented to the Department of State for registration.

ARTICLE IV

ARTICLE V

Section 1. The Government of the United States of America, by and through the Secretary of State, hereby certifies that the following is a true and correct copy of the original document as presented to the Department of State for registration.

Section 2. The Government of the United States of America, by and through the Secretary of State, hereby certifies that the following is a true and correct copy of the original document as presented to the Department of State for registration.

Section 3. The Government of the United States of America, by and through the Secretary of State, hereby certifies that the following is a true and correct copy of the original document as presented to the Department of State for registration.

Section 4. The Government of the United States of America, by and through the Secretary of State, hereby certifies that the following is a true and correct copy of the original document as presented to the Department of State for registration.

10. Due to the wildland fire interface area, fire retardant roof covering is required with a minimum Class "A" listing.
11. Spark arrestors shall be installed conforming to the Uniform Building Code (UBC).
12. UL/SFM smoke detectors and openable bedroom windows shall be installed conforming to the UBC.
13. Due to topography and based on the inaccessibility to ladder the building for rescue from bedroom windows, approved emergency escape ladders shall be installed on at least one window in each bedroom specified. The contractor should call for a site visit to confirm if the emergency escape ladder access is required.
14. All roadways shall be at least 20 feet wide unobstructed and have an all weather surface capable of supporting 40,000 pounds gross vehicle weight.
15. The net overhead vertical clearance for all access roadways and driveways shall be greater than 13 feet 6 inches.
16. All roadways shall be installed prior to framing.
17. No Parking Lanes, signs and curb markings shall be installed for all access roadways, parking lots and driveways, as specified by the fire marshal conforming to Fire Prevention Std. 204.
18. A Fire Department approved Knox keyway system is required to be installed conforming to Fire Prevention Std. 204.
19. Security Gates, Electronic Gates or chains across driveways shall have installed an approved Knox keyway system conforming to Fire Prevention Std. 202.
20. Based on the required fire flow, an automatic residential fire sprinkler system shall be installed throughout conforming to NFPA Std. 13D as modified by the fire marshal .
21. A minimum 30' wide break (brush clearing) shall be maintained around the structure.

LAND DEVELOPMENT DIVISION

22. An engineered site improvement plan showing all existing and proposed site conditions shall be submitted with the application for a building permit.
23. A level "B" soils report must be submitted with the application for building permits.
24. Grading, drainage, and foundation plans shall be reviewed and approved by the soils engineer.

10. The following information was obtained from the records of the company for the year ended 31st December 2019:

11. The company's financial statements for the year ended 31st December 2019 are as follows:

12. The company's financial statements for the year ended 31st December 2019 are as follows:

13. The company's financial statements for the year ended 31st December 2019 are as follows:

14. The company's financial statements for the year ended 31st December 2019 are as follows:

15. The company's financial statements for the year ended 31st December 2019 are as follows:

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19. The company's financial statements for the year ended 31st December 2019 are as follows:

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21. The company's financial statements for the year ended 31st December 2019 are as follows:

22. The company's financial statements for the year ended 31st December 2019 are as follows:

23. The company's financial statements for the year ended 31st December 2019 are as follows:

24. The company's financial statements for the year ended 31st December 2019 are as follows:

25. All earth and foundation work shall be done under the direction of a soils engineer; and a final report shall be submitted prior to occupancy.
26. No mass grading is to be done from October 15 through April 15.
27. An erosion control plan shall be submitted for approval by the City Engineer prior to the issuance of a grading permit.
28. Erosion control plans shall show methods of controlling erosion and siltation during and after final grading.
29. The site shall be winterized and all erosion control measures shall be installed prior to October 15. Erosion control measures shall be maintained throughout the winter season.
30. Erosion control measures shall be consistent with the "best management practices " of the Regional Water Quality Control Board.
31. The improvement plans shall show all existing and proposed drainage facilities.
32. Runoff from improved areas shall be collected and conveyed to the street, or established drainage facilities, by underground conduit. Drainage shall not be diverted or concentrated onto adjoining properties, or onto cut and fill slopes, or over sidewalk and driveways.
33. The improvement plans shall show the location of all existing and proposed sanitary facilities.
34. Prior to the issuance of a building permit a letter shall be submitted from the Las Gallinas Valley Sanitary District stating that sewer connections are available and that service can be provided.
35. Any work in the street right-of-way requires an encroachment permit.
36. The improvement plans shall show all proposed and existing frontage improvements.
37. All existing curb, gutter, and sidewalk damaged during construction shall be replaced.
38. All frontage improvements shall be constructed in accordance with the "Uniform Construction Standards for the Cities and County of Marin."
39. The improvement plans shall show all existing and proposed utilities.
40. All utility services shall be underground.
41. Parking lot lighting shall be installed.

26. The Commission shall be composed of members appointed by the Council and the Commission, and shall be assisted by a secretariat.

27. The Commission shall be assisted by a secretariat, which shall be composed of members appointed by the Council and the Commission.

28. The Commission shall be composed of members appointed by the Council and the Commission, and shall be assisted by a secretariat.

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41. The Commission shall be composed of members appointed by the Council and the Commission, and shall be assisted by a secretariat.

42. The Commission shall be composed of members appointed by the Council and the Commission, and shall be assisted by a secretariat.

42. The street numbers shall be displayed in a prominent location on the street side of the property in such a position that the number is easily visible to approaching emergency vehicles. The numbers shall be no less than 12" in height and shall be of a contrasting color to the background to which they are attached. The street address numbers shall be illuminated during darkness.
43. There shall be positioned at each entrance of a multi-family dwelling complex, an illuminated diagram (scaled schematic drawing of the complex) which shows the location of the viewer and each individual unit within the complex.
44. Each individual unit within the complex shall display a prominent identification number not less than 6" in height, which is easily visible to approaching vehicular and/or pedestrian traffic.
45. Each separate building of a multi-structure complex shall display street address numbers of at least 24" in height and shall be of a contrasting color to the background to which they are attached. The street numbers shall be displayed in a prominent location on the street side of the property in such a position that the number is easily visible to approaching emergency vehicles.
46. The street address and any internal complex addresses shall be in a sequence with the numerical order of the rest of the street/buildings.
47. No garage or carport is to be marked with the same area number or letter as the dwelling unit.
48. Exposed roof vents and ducts of sufficient size to permit adult, human entry shall be grated or constructed of an impact-resistant material to the satisfaction of the Police Department. Skylights shall be secured and hatch openings shall be burglary-resistant. Glazing shall be of a burglary-resistant glass or glass-like material.
49. Perimeter walls, fences, trash storage areas, etc., shall be built to limit if not in fact prevent access to the roof or balconies.
50. All exterior doors shall be of solid core construction with a minimum thickness of one and three-fourths (1-3/4") inches or with panels not less than nine-sixteenths (9/16") inches thick.
51. Metal-framed glass doors shall be set in metal door jambs.
52. Glass sliding doors shall have a secondary type locking device to the satisfaction of the Police Department. The secondary lock shall be a dead-bolt lock and shall be no less than one-eighth (1/8") inch in thickness and shall have a minimum hardened steel throw of one-half (1/2") inch.
53. Exterior man doors and doors leading from garage area shall have dead-locking latch device with a minimum throw of one-half (1/2") inch. A secondary lock is required and shall be a dead-bolt lock with a cylinder guard and a hardened steel throw a minimum of one (1") inch

1. The main purpose of this study is to investigate the effect of the independent variable on the dependent variable. The study is designed to test the following hypotheses:

2. It is expected that the independent variable will have a significant positive effect on the dependent variable. The study is designed to test the following hypotheses:

3. It is expected that the independent variable will have a significant negative effect on the dependent variable. The study is designed to test the following hypotheses:

4. It is expected that the independent variable will have a significant effect on the dependent variable. The study is designed to test the following hypotheses:

5. It is expected that the independent variable will have a significant effect on the dependent variable. The study is designed to test the following hypotheses:

6. It is expected that the independent variable will have a significant effect on the dependent variable. The study is designed to test the following hypotheses:

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10. It is expected that the independent variable will have a significant effect on the dependent variable. The study is designed to test the following hypotheses:

11. It is expected that the independent variable will have a significant effect on the dependent variable. The study is designed to test the following hypotheses:

12. It is expected that the independent variable will have a significant effect on the dependent variable. The study is designed to test the following hypotheses:

long. Both locking mechanisms shall be keyed the same. Both locking mechanisms shall be interconnected so that both may be disengaged by turning the door knob from inside.

54. Metal-framed glass doors shall have a dead-bolt lock with a cylinder guard and a hardened steel throw that is a minimum of one (1") inch long.
55. Exterior jambs for doors shall be so constructed or protected so as to prevent violation of the function of the strike plate from outside. The strike plate shall be secured to the jamb by a minimum of two screws which must penetrate into the solid backing beyond the jamb.
56. Front doors shall have a front door viewer that provides a minimum of 180 degrees peripheral vision.
57. Exterior doors that swing outward shall have non-removable pins.
58. In-swinging exterior doors shall have rabbeted jambs.
59. Glass on exterior doors or within 40 inches of an exterior door shall be break-resistant or glass-like materials to the satisfaction of the Police Department.
60. All windows within 12 feet of the ground level shall have a secondary lock mounted to the frame of the window. The secondary lock shall be a bolt lock and shall be no less than one-eighth (1/8") inch in thickness. The lock shall have a hardened steel throw of one-half (1/2") inch minimum length.
61. Louvered windows shall not be installed within 8 feet of the ground level.
62. Any window in or within 40 inches of an exterior door shall be stationary and non-removable.
63. If desired, a list of barrier or thorny plants is available from the SRPD Crime Prevention Office at (415) 485-3114. These should be considered to deter access to windows or other areas.
64. Landscaping shall not block or obstruct the view of any door, window, or lighting fixture. Future growth of landscaping must be taken into consideration. The applicant is cautioned to beware of creating a haven for homeless or transient trespassers.
65. All exterior lighting shall be sufficient to establish a sense of well-being to the pedestrian and one that is sufficient to facilitate recognition of persons at a reasonable distance. Type and placement of lighting shall be to the satisfaction of the police department.
66. All garden and exterior lighting shall be vandal-resistant.
67. All exterior lighting shall be on a master photoelectric cell set to operate during hours of darkness.

1. The first thing I noticed when I stepped out of the plane was the fresh air. It felt like I had been in a bubble for the last few days. The humidity was just what I needed.

2. I had heard that the weather was perfect, but I didn't realize how perfect it would be. The sun was just starting to set, and the colors were amazing.

3. I had heard that the food was great, but I didn't realize how great it would be. The chef was a local, and he had a lot of experience. The food was delicious and healthy.

4. I had heard that the people were friendly, but I didn't realize how friendly they would be. They were all smiling and welcoming.

5. I had heard that the scenery was beautiful, but I didn't realize how beautiful it would be. The mountains were so high and the water was so clear.

6. I had heard that the culture was interesting, but I didn't realize how interesting it would be. They had a lot of traditions and customs.

7. I had heard that the history was fascinating, but I didn't realize how fascinating it would be. They had a long and rich history.

8. I had heard that the people were hardworking, but I didn't realize how hardworking they would be. They were all working hard to make their country a better place.

9. I had heard that the people were honest, but I didn't realize how honest they would be. They were all being honest with me.

10. I had heard that the people were kind, but I didn't realize how kind they would be. They were all being kind to me.

11. I had heard that the people were generous, but I didn't realize how generous they would be. They were all being generous to me.

12. I had heard that the people were brave, but I didn't realize how brave they would be. They were all being brave for me.

13. I had heard that the people were smart, but I didn't realize how smart they would be. They were all being smart for me.

14. I had heard that the people were strong, but I didn't realize how strong they would be. They were all being strong for me.

15. I had heard that the people were beautiful, but I didn't realize how beautiful they would be. They were all being beautiful for me.

68. The minimum of one-foot candle at ground level overlap shall be provided in all exterior doorways and vehicle parking areas.
69. A minimum of one-half foot-candle at ground level overlap shall be provided on outdoor pedestrian walkways.
70. Permanently fixed ladders leading to roofs shall be fully enclosed with sheet metal to a height of ten (10) feet. This covering shall be locked against the ladder with a casehardened hasp secured with non-removable screws or bolts. If a padlock is used, it shall have a hardened steel shackle, locking at both heel and toe and have a minimum of 5 pin tumbler operation.
71. Any alternative materials or methods of construction shall be reviewed with the Crime Prevention Officer before installation.
72. The Crime Prevention Officer shall be allowed to inspect and approve the construction prior to occupancy.

PLANNING DIVISION

73. The building techniques, materials, elevations and appearance of the project, as presented for approval shall be the same as required for the issuance of building permits. Any future additions, expansions, remodeling, etc., shall be subject to the review and approval by the City's Zoning Administrator or Planning Commission. Approved plans are dated August 8, 1997, with the following exceptions: (1) The Site Plan and Partial Site Plan is dated 9/8/97; (2) Parking Layout and Parking Garage Plan are dated 9/8/97; (3) All floor plans are dated 9/8/97; (4) Site Sections and all building elevations are dated 9/8/97; and (5) The landscape and lighting plans are dated 9/8/97. Prior to the issuance of a building permit, the plans shall be modified as follows and as recommended by the City's Design Review Board: (1) The terraced retaining walls located to the rear of "Building #3" shall be modified by pulling them back and staggering the setbacks of the walls to create some variety in the design of the walls; (2) The design of the trash enclosures shall be modified to incorporate a roof cover; and (3) The landscape plan shall be modified to incorporate lower plantings and a more simplified selection in front of the fire truck hammerhead. Additional plantings shall be incorporated on the West retaining wall.
74. Any mechanical equipment (ie. air conditioning units, meters, transformers, etc.) and appurtenances not entirely enclosed within the structure (on side of the building or roof) shall be screened from public view. The method used to accomplish the screening shall be indicated on the building plans and approved by the Planning Department prior to issuance of a building permit.
75. All colors and building materials shall be consistent with those approved by the City's Design Review Board, as on file in the Planning Department. Any modifications to these approvals shall be subject to review and approval by the Design Review Board.
76. A detailed landscape and irrigation plan shall be submitted to the Planning Department for review and approval by the City's Fire and Planning Departments prior to the issuance of grading

permits. The final landscape plan shall be consistent with the preliminary plan dated 9/8/97, on file in the Planning Department. The final landscape plan shall be modified, consistent with required modifications stated above in condition #73. The minimum tree size shall be 15 gallon, 6 feet planted, and have a trunk calliper of at least (1) inch. The minimum shrub size shall be 5 gallon.

77. All landscaping shall be maintained in good condition and any dead or dying plants, bushes, or trees shall be replaced with new healthy stock of a size compatible with the remainder of the growth at the time of replacement.

78. Landscaping must meet the Marin Municipal Water District's (MMWD) water conservation rules and regulations. Prior to the issuance of a building permit or other authorization to proceed, the applicant must provide verification from MMWD stating that the landscape plan has been approved.

79. Prior to the issuance of the certificate of occupancy for the project by the Planning Division, the applicant shall provide a 3 year maintenance contract for landscaping or post a pre-paid 3 year maintenance bond.

80. Prior to the issuance of the certificate of occupancy for the project by the Planning Division, all Pampas Grass and Scotch Broom shall be removed from the site. The broom shall be removed annually for a period of three years and shall be covered by the language in the maintenance bond.

81. All on-site guest parking stalls shall be double striped with wheelstops or curbing provided at each space. Handicapped and compact parking stalls shall be appropriately marked on the pavement.

82. All lighting improvements, facilities and fixtures shall be subject to the review and approval of the Police Department and Planning Departments prior to the issuance of a building permit. This review shall be to insure that all doors and entrances are adequately illuminated and to insure that all illumination is directed at the subject property. All lighting shall be subject to a 30 day review period to monitor the illumination levels.

83. Prior to the issuance of a building permit, the applicant shall pay a traffic mitigation fee of \$36,825 (to be adjusted by Lee Saylor Construction Cost Index since 1990). This fee is based on adopted fees of \$2,455 per PM peak period trip in 1990 dollars X 15 trips/units.

84. San Rafael General Plan policy H-20 shall be satisfied. The applicant shall construct 2 (10% of 15 units) Below Market Rate Units on-site. The agreement shall incorporate language which offers a portion of the BMR units in the project (consistent with applicable law) to City employees, people working in the City of San Rafael and people working in Marin County. The applicant shall submit a BMR agreement for review and approval by the City Council. The BMR agreement shall be recorded with the County of Marin prior to the issuance of a building permit.

85. Prior to the issuance of a building permit, the applicant shall apply for and receive approvals for a two-lot subdivision of the project site into one, 1.62 acre (Parcel Number 155-251-16)

parcel and one, 1.27 acre (Parcel Number 155-251-17) parcel. Consistent with the Smith Ranch Master Plan and the open space easement language on parcel 155-251-16, this parcel shall be "kept open and free from buildings and structures of any kind." The open space parcel shall also remain in private ownership, maintained and owned by owners of the Marin Lofts condominiums. All subdivision conditions of approval shall be consistent with these requirements.

86. This Environmental and Design Review permit shall be valid for two years, or until September 25, 1999, and shall become null and void if a building permit is not issued. Prior to the expiration of the permit, a time extension may be granted by the Zoning Administrator.

NEGATIVE DECLARATION CONDITIONS

87. All grading and building construction shall be consistent with the findings and recommendations of the geotechnical investigation report, prepared by Miller Pacific Engineering Group (dated August 20, 1997). All recommendations submitted by the City's Geotechnical Review Board shall also be incorporated into the final grading plan and construction drawings for the proposed structure.

88. The loose surficial soil from the slope area shall be removed by maintaining a bench or slough catchment area between the toe of the slope and building area and by establishing erosion-resistant ground cover vegetation (Miller Pacific report, dated August 20, 1997).

89. Conformance with standard Grading Permit requirements relating to erosion and dust control.

90. The project site shall be watered during site grading and building construction. Temporary gravel shall also be placed on all unpaved access roads during site grading and construction.

91. On-site construction, construction related activities and equipment operation shall be limited to the hours of 8:00 AM to 5:00 PM, Monday through Friday only. All construction vehicles and equipment shall be properly maintained and muffled.

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RESOLUTION #9984

A RESOLUTION OF THE SAN RAFAEL CITY COUNCIL
APPROVING GENERAL PLAN TEXT AMENDMENT TO
AMEND NOISE ELEMENT POLICY N-7 TO INCREASE THE
ALLOWED DECIBELS FOR BEDROOMS FROM 40 dB Ldn
(DECIBELS AND SOUND LEVEL AT DAY-NIGHT AVERAGE)
TO 45 dB Ldn FOR NEW MULTIFAMILY RESIDENTIAL
DEVELOPMENTS IN THE DOWNTOWN AREA; City of San
Rafael

WHEREAS, on October 3, 1997, the City of San Rafael's Community Development Department initiated an amendment to General Plan Noise Element policy N-7 to increase the allowed decibels for bedrooms from 40 dB Ldn (decibels and sound level at day-night average) to 45 dB Ldn for new multi-family residential developments; and,

WHEREAS, on October 14, 1997, the San Rafael Planning Commission held a duly noticed Public Hearing on the proposed General Plan Amendment (GPA 97-3) and continued the item; and

WHEREAS, on October 28, 1997, the San Rafael Planning Commission held a duly noticed Public Hearing on the proposed General Plan Amendment (GPA 97-3) accepting public testimony and the written report of the Planning Department staff and continued the item; and

WHEREAS, on November 6, 1997, the San Rafael Planning Commission held a duly noticed Public Hearing on the proposed General Plan Amendment (GPA 97-3) accepting public testimony and the written reports of the Planning Department staff; and

WHEREAS, the Planning Commission has recommended adoption of the proposed General Plan Amendment; and

WHEREAS, on November 17, 1997, the San Rafael City Council held a duly noticed Public Hearing on the proposed General Plan Amendment, accepting public testimony and the written reports of the Planning Department staff,

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of San Rafael hereby approves General Plan Amendment GPA 97-3, as shown on Exhibit A, based on the following finding;

1. The proposed General Plan Amendment to amend Noise Element Policy N-7 to increase the allowed noise decibels for bedrooms for new multifamily residential developments in Downtown from 40 dB Ldn (decibels and sound level at day-night average) to 45 dB Ldn, consistent with State of California Administrative Code Requirements, serves the public interest in that it is consistent with General Plan policies that encourage construction of affordable housing projects in the City, particularly in the Downtown area.

I, JEANNE M. LEONCINI, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of said City on Monday, the 17th day of November, 1997, by the following vote, to wit:

AYES: COUNCILMEMBERS: Cohen, Heller, Miller and Phillips

NOES: COUNCILMEMBERS: Mayor Boro

ABSENT: COUNCILMEMBERS: None

Jeanne M. Leoncini
JEANNE M. LEONCINI, City Clerk

1. The first of the three main parts of the report is a description of the situation in the country at the time of the survey. This is followed by a description of the methods used in the survey and a description of the results of the survey. The report concludes with a summary of the findings and a list of recommendations.

2. The second part of the report is a description of the situation in the country at the time of the survey. This is followed by a description of the methods used in the survey and a description of the results of the survey. The report concludes with a summary of the findings and a list of recommendations.

3. The third part of the report is a description of the situation in the country at the time of the survey. This is followed by a description of the methods used in the survey and a description of the results of the survey. The report concludes with a summary of the findings and a list of recommendations.

4. The fourth part of the report is a description of the situation in the country at the time of the survey. This is followed by a description of the methods used in the survey and a description of the results of the survey. The report concludes with a summary of the findings and a list of recommendations.

THE RESULTS OF THE SURVEY
The results of the survey are presented in this section. The first part of the section is a description of the situation in the country at the time of the survey. This is followed by a description of the methods used in the survey and a description of the results of the survey. The report concludes with a summary of the findings and a list of recommendations.

EXHIBIT A

"To protect against exterior noise sources, the following interior standards shall apply:

- For new single-family, single-family with second dwelling unit and residential health care development and multifamily (development containing two or more units, but excluding second dwelling units) residential development outside of Downtown, the standard shall be 40dB Ldn for bedrooms and 45 dB Ldn for other rooms.
- For hotels, motels and Downtown multifamily residential development, the standard shall be 45 dB Ldn. Sound transmission between units shall be as described by State Administrative Code Title 25, Part 2."

EXHIBIT A

1. The following information was obtained from the records of the Department of Social Services, State of New York, for the period from January 1, 1960, to December 31, 1960, regarding the adoption of children by persons who are not citizens of the United States.

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10. The following information was obtained from the records of the Department of Social Services, State of New York, for the period from January 1, 1960, to December 31, 1960, regarding the adoption of children by persons who are not citizens of the United States.

RESOLUTION NO. 10301

**RESOLUTION OF THE SAN RAFAEL CITY COUNCIL APPROVING
A GENERAL PLAN AMENDMENT (GPA97-2) FOR DOMINICAN COLLEGE**

The City Council of the City of San Rafael finds and determines that:

WHEREAS, on May 1, 1996, Dominican College filed with the City of San Rafael applications requesting approval of the Campus Development Plan project, including a General Plan Amendment, a Zone Change to designate the campus Planned Development, a Master Use Permit, a Master Environmental and Design Review Permit for the Campus Development Plan, and an Environmental and Design Review Permit for Phase I of the Campus Development Plan; and

WHEREAS, on July 9, 1996, the Planning Commission held a public Scoping Hearing on an Initial Study of the Campus Development Plan project and directed City staff to contract with an independent consultant to prepare an Environmental Impact Report (EIR) addressing the issues; and

WHEREAS, Nichols-Berman, Environmental Planning Inc. prepared a Draft EIR for the Campus Development Plan project and the Draft EIR was provided to the State Clearinghouse (#96072033) and to the public on March 17, 1997 (the March 1997 Draft EIR); and

WHEREAS, prior to the close of the public review period of the March 1997 Draft EIR the applicant requested that the review period be extended and on June 16, 1997 the review period was extended "until further notice;" and

WHEREAS, on June 20, 1997 Dominican College officials and members of the group formed as the Dominican Neighborhood Committee announced that they had signed a Memorandum of Understanding agreeing to certain modifications to the College's proposed Campus Development Plan; and

WHEREAS, on August 1, 1997, Dominican College withdrew its said original applications for the Campus Development Plan project and commenced to prepare revised applications; and

WHEREAS, on August 4 and supplemented on August 20, 1997, Dominican College filed with the City of San Rafael, Revised Campus Development applications requesting approval of the Campus Development Plan project, including a General Plan Amendment (GP97-2), a Zone Change to designate the Campus Planned Development (ZC97-7), a Master Use Permit (UP97-45), a Master Environmental and Design Review Permit for the Campus Development Plan (ED97-146), an Environmental and Design Review Permit for Phase I of the Campus Development Plan (ED97-89), an Environmental and Design Review Permit for four parking spaces at Caleruega Hall parking lot (ED96-154), and a Height Exception (EX98-1); and

WHEREAS, a Revised Draft Environmental Impact Report was prepared for the Revised Campus Development Plan project and was provided to the State Clearinghouse (#96072033) and to the public on December 23, 1997, for public review (Revised Draft EIR); and

10301

ANNUAL REPORT OF THE 1967 BOARD OF DIRECTORS
A REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS

The Board of Directors of the American Medical Association

WILLIAM W. WOOD, M.D., President, American Medical Association, presented a report on the activities of the Board of Directors during the year 1967. The report was presented at the annual meeting of the American Medical Association, held in Chicago, Illinois, on November 17-18, 1967. The report was presented to the Board of Directors, which met on November 17, 1967, in Chicago, Illinois. The report was presented to the Board of Directors, which met on November 17, 1967, in Chicago, Illinois.

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WHEREAS, a 45-day public review period was observed for the Revised Draft EIR, closing on February 6, 1998, which included a public hearing at the Planning Commission on January 27, 1998; and

WHEREAS, on June 29, 1998, a Final Environmental Impact Report - Response to Comments document was completed on the Revised Campus Development Plan project and was distributed to those agencies, organizations and persons who commented on the Revised Draft EIR; and

WHEREAS, on July 14, 1998, the Planning Commission adopted Resolution No. 98-18 recommending to the City Council certification of the Final Environmental Impact Report on the Revised Campus Development Plan; and

WHEREAS, the San Rafael Planning Commission is required by State law to hold at least one public hearing and make a written recommendation to the legislative body on the adoption of any General Plan Amendments; and

WHEREAS, on July 22 and July 28, 1998, the Planning Commission held a duly noticed public hearing on the Revised Campus Development Plan, including a General Plan Amendment (GP97-2), a Zone Change to designate the Campus Planned Development District (ZC97-7), a Master Use Permit (UP97-45), a Master Environmental and Design Review Permit for the Campus Development Plan (ED97-146), an Environmental and Design Review Permit for Phase I of the Campus Development Plan (ED97-89) and an Environmental and Design Review Permit for four parking spaces at Caleruega Hall parking lot (ED96-154), accepting public testimony and the written report of the Department of Community Development staff; and

WHEREAS, on July 28, 1998, the Planning Commission on a 5-0-2 vote adopted Resolution 98-20 recommending to the City Council adoption of a Statement of Overriding Considerations, Findings of Fact Regarding Impacts and Alternatives, and approval of the Mitigation Monitoring Program; and

WHEREAS, the Planning Commission on a 5-0-2 vote adopted Resolution 98-21 recommending City Council adoption of the General Plan Amendment, PD District Zone Change, Master Use Permit, Master Environmental and Design Review Permit, Environmental and Design Review Permit for Phase I, and Environmental and Design Review Permit for a four space parking lot for the Dominican College Campus Development Plan; and

WHEREAS, on August 10, 1998 the City Council held a duly noticed public hearing on the Final Environmental Impact Report (FEIR) for the Dominican College Campus Development Plan and adopted Resolution No. 10294 certifying the FEIR; and

WHEREAS, on August 17, 1998, the City Council held a duly noticed public hearing on the proposed development applications for the Dominican College Campus Development Plan, accepted public testimony and the written report of the Community Development Staff; and

WHEREAS, by separate resolution, the City Council has approved a Statement of Findings and Fact and Overriding Considerations and approved a Mitigation Monitoring and Reporting Program for the Dominican College Campus Development Plan.

WITNESS: I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the Department of the Interior, Bureau of Land Management, at Washington, D.C.

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WITNESS: I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the Department of the Interior, Bureau of Land Management, at Washington, D.C.

NOW, THEREFORE, BE IT RESOLVED that the City Council adopts the following General Plan Amendment:

1. The Forest Meadows area as shown on the attached map, Exhibit A, is re-designated from Low Density Residential to a Public/Quasi-Public land use designation.
2. The Residential Area on the Campus Development Plan as shown on the attached map, Exhibit A, is re-designated from Estate Residential and Hillside Residential to Public/Quasi-Public.

BE IT FURTHER RESOLVED that the City Council finds this revision to be in the public interest in that:

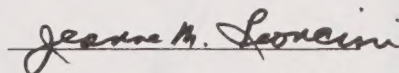
1. The General Plan Amendment to re-designate the Forest Meadows area from Low Density Residential to a Public/Quasi-Public land use designation is in the public interest in that it would recognize the existing amphitheater, maintenance facility, and recreation uses on the site and would allow the continued use of the amphitheater for community events and performances. The amendment would also allow for the continued use and future expansion of recreation facilities on the site which are also available to the public.
2. The General Plan Amendment re-designating the Residential Area on the Campus Development Plan from Estate Residential and Hillside Residential to Public/Quasi-Public is in the public interest in that it allows the construction of the College Residence Hall. Additional housing is needed for students and is important to the long term viability of the college. Providing on-site housing also reduces parking and traffic impacts on the adjacent neighborhood.

I, JEANNE M. LEONCINI, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council held on Monday, the seventeenth of August, 1998, by the following vote, to wit:

AYES: COUNCILMEMBERS: Heller, Miller, Phillips and Mayor Boro

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Cohen



JEANNE M. LEONCINI, City Clerk

1. The first chapter is devoted to the study of the history of the theory of the structure of the universe.
2. The second chapter is devoted to the study of the history of the theory of the structure of the universe.

THE HISTORY OF THE THEORY OF THE STRUCTURE OF THE UNIVERSE

by J. J. O'NEILL

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THE UNIVERSITY OF CHICAGO PRESS

CHICAGO, ILLINOIS 60607

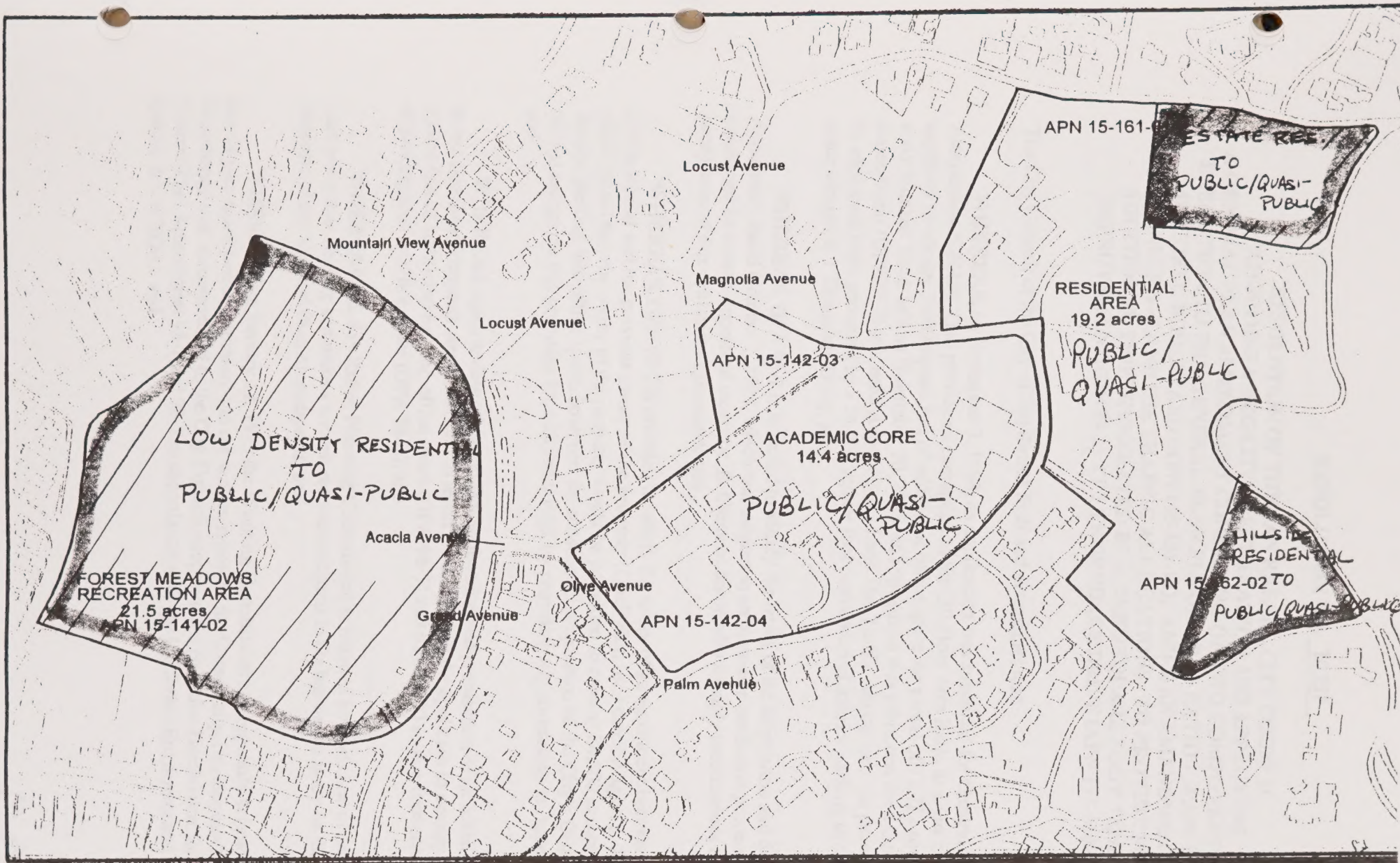


EXHIBIT A

EXHIBIT 4



RESOLUTION NO. 10357

**RESOLUTION OF THE SAN RAFAEL CITY COUNCIL
ADOPTING A NEGATIVE DECLARATION AND APPROVING
A GENERAL PLAN AMENDMENT CONSISTING OF TWO COMPONENTS: 1) AN
EXEMPTION TO THE GENERAL PLAN FLOOR AREA RATIO (GPA98-1) AT 65
MITCHELL BOULEVARD (APN 155-131-11); AND 2) AN AMENDMENT TO
APPENDIX B - LAND USE TRAFFIC ALLOCATIONS - TO PROVIDE FOR 53
ADDITIONAL TRIPS GENERATED BY A 24,000 SQUARE FOOT TENANT
IMPROVEMENT(GPA98-2) AT 1 THORNDALE DRIVE (APN 175-360-04)**

The City Council of the City of San Rafael finds and determines that:

WHEREAS, on November 3, 1998, an application was submitted for General Plan Amendment (GPA98-1) to provide an exemption to the .30 Floor Area Ratio to allow the applicant to occupy 3,600 square feet of additional office space for a total of 13,782 square feet at 65 Mitchell Blvd. and on November 30, 1998, an application was submitted for a General Plan Amendment (GPA98-2) to amend Appendix B - Land Use Traffic Allocations - to provide for the 53 additional trips generated by a 24,000 square foot conversion of interior parking to office space located at 1 Thorndale Drive; and,

WHEREAS, GPA 98-1 is intended to satisfy the terms of the Stipulation and Settlement Agreement, dated October 1, 1998, which was subject to an extensive mediation process conducted by a court-appointed mediator, E. Clement Shute who strongly recommends City acceptance of this settlement agreement; and

WHEREAS, GPA 98-2 is intended to satisfy the terms of an agreement between the City of San Rafael and the previous owner of the property (Quail Hill, Inc.) dated August 3, 1981, which stated that the owner of the property would be permitted to convert 24,000 square feet of interior parking into office space, however, the subsequent preparation of the City's General Plan did not recognize this provision for additional FAR by providing trip allocations in Appendix B; and

WHEREAS, upon review of the subject application and preparation of an initial study, no environmental impacts were identified to result from allowing the applicant to occupy 3,600 square feet of additional existing office space (GPA 98-1) and the 24,000 square foot conversion of parking area to office space (GPA 98-2); and

WHEREAS, the San Rafael Planning Commission is required by State law to hold at least one public hearing and make a written recommendation to the legislative body on the adoption of any General Plan Amendments; and

WHEREAS, on January 12, 1999 the Planning Commission at a regularly scheduled meeting accepted public testimony and the written report of the Community Development Department and recommended to the City Council adoption of a Negative Declaration for General Plan Amendment 98-1 and 98-2 in accordance with the California Environmental Quality Act (CEQA); and

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WHEREAS, on January 12, 1999, the San Rafael Planning Commission adopted resolutions recommending the City Council approve General Plan Amendment (GPA 98-1) to provide a Floor Area Exemption to allow 3,600 square foot of additional office space to be occupied at 65 Mitchell Boulevard and General Plan Amendment (GPA 98-2) to amend Appendix B - Land Use Traffic Allocations - to allocate 53 trips to the site to allow for a 24,000 square foot conversion of interior parking to office space at 1 Thorndale Drive; and

WHEREAS, on January 19, 1999, the City Council held a duly noticed public hearing on the proposed General Plan Amendment (98-1 and 98-2), accepting public testimony and the written report of the Community Development Staff.

NOW, THEREFORE, BE IT RESOLVED that the City Council adopts the negative declaration prepared for the project based on the following finding of fact:

The City Council has exercised its independent judgment in evaluating the Negative Declaration for the project and has determined that the Negative Declaration for the project is consistent with provisions of CEQA. The project will not have a significant adverse impact on the environment and a Negative Declaration has been adopted. An Initial Study was prepared for the project which determined that there is no substantial evidence that the project will have a significant impact on the environment. Public notice of the intent to adopt the Negative Declaration has been done pursuant to state law. The proposed Negative Declaration has been considered in conjunction with any public comments received during the review period and at the hearings.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council adopts the following General Plan Amendment:

GPA 98-1:

The following language is an additional policy in the General Plan:

NG-20 Exemption from LU-14 (b) for 65 Mitchell Boulevard (AP155-131-11).

In recognition of unique and special circumstances for this site, including historic trips and an existing building, allow an additional 3,600 square feet of the building to be occupied as office space for a FAR of 0.47 for the site. The FAR is consistent with the average FAR for the Northgate Industrial Park.

GPA 98-2:

Appendix B of the General Plan be revised to add the following:

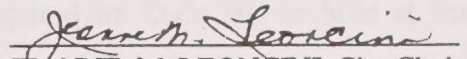
Assessor Parcel #	Land Use	Project Name	FAR	Acres	Additional SF or Units	Comments	GP Trips
17536004	Office	1 Thorndale	0.30	5.865	24,000	Conversion of interior parking to office use consistent with 1981 Agreement between City and Owner.	53
17500000						General reserve (from Hartzell School)	95 42

BE IT FURTHER RESOLVED that the City Council finds this revision to be in the public interest in that:

1. The public interest is served by the adoption of General Plan Amendment 98-1 because the amendment will allow the applicant to occupy 3,600 square feet of additional existing space. This proposed general plan amendment will provide a limited economic opportunity in an infill area with no expected impacts. This application is intended to satisfy the terms of the Stipulation and Settlement Agreement, dated October 1, 1998, which was subject to an extensive mediation process conducted by a court-appointed mediator, E. Clement Shute who strongly recommends City acceptance of this settlement agreement.
2. The public interest is served by the adoption of General Plan Amendment 98-2 because the amendment is not in conflict with other General Plan policies. The conversion of interior parking area to office space would result in an FAR of 0.30, consistent with the Northgate area land use policies. The amendment is requested to correct an inadvertent omission in General Plan 2000 to make it consistent with the 1981 agreement between the City of San Rafael and the owner of the 1 Thorndale property. The applicant will provide a shuttle service implementing the "Top Priority Action" relating to transportation of the North San Rafael Vision to "Create a local shuttle bus service." The project would also provide local opportunities for employment, provide necessary local services and benefit the City economically.

I, JEANNE M. LEONCINI, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council held on Tuesday, the nineteenth of January, 1999, by the following vote, to wit:

AYES: COUNCILMEMBERS: Cohen, Heller, Miller, Phillips & Mayor Boro
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None


JEANNE M. LEONCINI, City Clerk

The first section of the book is devoted to a discussion of the history of the study of the mind. It begins with a brief history of the study of the mind in the ancient world, and then moves on to a discussion of the study of the mind in the modern world. The second section of the book is devoted to a discussion of the study of the mind in the modern world. It begins with a brief history of the study of the mind in the modern world, and then moves on to a discussion of the study of the mind in the modern world.

The third section of the book is devoted to a discussion of the study of the mind in the modern world. It begins with a brief history of the study of the mind in the modern world, and then moves on to a discussion of the study of the mind in the modern world. The fourth section of the book is devoted to a discussion of the study of the mind in the modern world. It begins with a brief history of the study of the mind in the modern world, and then moves on to a discussion of the study of the mind in the modern world.

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The sixth section of the book is devoted to a discussion of the study of the mind in the modern world. It begins with a brief history of the study of the mind in the modern world, and then moves on to a discussion of the study of the mind in the modern world.

THE UNIVERSITY OF CHICAGO PRESS

RESOLUTION NO. 10615

RESOLUTION OF THE SAN RAFAEL CITY COUNCIL APPROVING AN AMENDMENT TO THE SAN RAFAEL GENERAL PLAN 2000 TO: A) AMEND THE HOUSING ELEMENT (POLICIES H-19 AND H-20 AND PROGRAMS H-C, H-DD AND H-EE), LAND USE ELEMENT (POLICY LU-10B), EAST SAN RAFAEL (POLICY ESR-6), APPENDIX A (GLOSSARY) AND THE HOUSING ELEMENT BACKGROUND REPORT TO LOWER THE AFFORDABLE HOUSING STANDARDS FOR NEW BELOW MARKET RATE RENTAL UNITS (GPA 99-5), B) AMEND THE LAND USE MAP OF THE LAND USE ELEMENT REDESIGNATING THREE ACRES OF LAND FROM LIGHT INDUSTRIAL/OFFICE TO PUBLIC/QUASI-PUBLIC LAND USE DESIGNATION LOCATED AT 2350 KERNER BOULEVARD/200 MORPHEW STREET (GPA 99-2) AND C) UPDATE APPENDIX B- LAND USE TRAFFIC ALLOCATIONS (GPA 99-4)

The City Council of the City of San Rafael finds and determines that:

WHEREAS, amendments to the San Rafael General Plan 2000 have been initiated and filed to a) address changes to specific policies, programs and provisions of the San Rafael General Plan 2000 with the intent to lower the affordable housing standards for new below market rate (BMR) rental units (GPA 99-5), b) consider a change in the land use designation for a three-acre portion of an 10+ acre site located at 2350 Kerner Boulevard/200 Morphew Street (GPA 99-2) and c) update Appendix B (Land Use Traffic Allocations), as required by Circulation Element Policy C-4 (Trip Allocations) (GPA 99-4); and

WHEREAS, the Planning Commission is required by State law to hold at least one public hearing and make a written recommendation to the legislative body on that adoption of any General Plan Amendment; and

WHEREAS, on February 29, 2000, the Planning Commission held public hearings on the proposed amendments to the San Rafael General Plan 2000, accepting public testimony and the written reports of the Department of Community Development. On a 5-0-2 vote (Atchison and O'Brien absent) recommended to the City Council the approval of the proposed amendments; and

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WHEREAS, the City Council has adopted Negative Declarations addressing the proposed amendments by adoption of separate resolutions; and

WHEREAS, on March 20, 2000, the City Council held a duly noticed public hearing on the proposed General Plan Amendment (GPA 99-2, GPA, 99-4 and GPA 99-5), accepting public testimony and the written reports of the Community Development Department.

NOW, THEREFORE, BE IT RESOLVED, that the City Council does hereby adopt the proposed General Plan Amendment based on the following findings:

GPA 99-5

The public interest is served by the adoption of the proposed amendment to the below market rate affordable housing policies and programs of the San Rafael General Plan 2000. The amendment would lower the affordability standards for new below market rate (BMR) rental housing unit, thus making such units more affordable to the lower paid, entry-level worker in private industry. The proposed amendment would be consistent with Housing Element Goal H-A, which encourages the provision of a habitable dwelling for every City resident and encouraging new housing that would meet the need of all economic segments of the community. Furthermore, the public welfare of the community would be served by the adoption of the proposed amendment in that, a portion of the new rental units developed in the community would become available to a lower income segment of the City's population.

GPA 99-2

The public interest would be served by the adoption of the proposed amendment to redesignate 3.0 acres of land from Light Industrial / Office land use designation to Public/Quasi-public land use designation in the East San Rafael General Plan planning area. The amendment would be consistent with the General Plan and surrounding land uses in that, the relocation of the Corporation Yard is consistent with policies LU-18a and LU-50 and Program LU-z of the General Plan, which encourage relocation of the existing City Corporation Yard site. In addition, Public/Quasi-Public land uses are compatible in

all zoning districts, in particular the Light Industrial district which permits uses similar to uses permitted in the P/QP land use, such as the proposed Corporation Yard use. Furthermore, the public welfare of the community would be served by the adoption of the proposed land use amendment in that a new City Corporation Yard public facility would be established to serve the City in an area suited for the proposed land use, and the existing Corporation Yard site can be redeveloped with uses more consistent with the Downtown area.

GPA 99-4

The public interest is served by the adoption of the proposed amendment to update Appendix B (Land Use Traffic Allocations) of the San Rafael General Plan 2000 in that this appendix has not been updated since 1991 and, therefore, does not a) reflect the numerous development projects have been approved and built since 1991 or b) reflect the current number of trips that are to be reassigned to the trip reserve. Furthermore, the proposed update of Appendix B would be consistent with General Plan Circulation Policy C-4 (Trip Allocations), which requires that this appendix be "updated periodically to delete built projects and reflect subdivisions." Lastly, the public welfare of the community would be served by the adoption of the proposed amendment in that, it would provide current data on approved and built development projects and current data on the number of remaining PM peak hour trips available for future development in traffic impacted areas.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council adopts the following General Plan Amendment:

GPA 99-5

Amendments to policies, programs and Housing Element Background Report, outlined in attached EXHIBIT A.

GPA 99-2

Amendment to land use designation for a three-acre portion of a 10+ acre site located at 2350 Kerner Boulevard/200 Morphew Street, re-designating this area from Light Industrial/Office to Public/Quasi-Public land use (see attached EXHIBIT B, map).

GPA 99-4

Update of Appendix B (Land Use Traffic Allocations), outlined in attached EXHIBIT C.

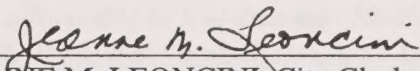
The foregoing Resolution No. 10615 was read and introduced at a regular meeting of the City Council on the twentieth day of March, 2000, and ordered for a second reading by the following vote to wit:

AYES: COUNCILMEMBERS: Cohen, Miller, Phillips and Vice-Mayor Heller

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Mayor Boro

and will come up for a second reading and adoption at a regular meeting of the City Council to be held on the 3rd day of April, 2000.



JEANNE M. LEONCINI, City Clerk

ATTACHMENTS: EXHIBIT A- BMR Housing Policy and Program Amendments
EXHIBIT B- Amendment to General Plan Land Use Map
EXHIBIT C- 2000 Update of Appendix B (Land Use Traffic Allocations)

1964-1965

Statement to be used by the Board of Directors of the City of New York in connection with the proposed sale of the City of New York's interest in the New York City Water Tunnel Project.

1964-1965

Statement to be used by the Board of Directors of the City of New York in connection with the proposed sale of the City of New York's interest in the New York City Water Tunnel Project.

The foregoing is a true and correct copy of the original as the same appears in the files of the City of New York, and is being furnished to you for your information.

Very respectfully,
John W. Miller, Jr., Secretary of the City of New York

cc: Mr. [Name] [Address]

cc: Mr. [Name] [Address]

cc: Mr. [Name] [Address]


John W. Miller, Jr., Secretary of the City of New York

cc: Mr. [Name] [Address]

cc: Mr. [Name] [Address]

EXHIBIT A

PROPOSED AMENDMENT TO SAN RAFAEL GENERAL PLAN 2000 POLICIES AND PROGRAMS ADDRESSING AFFORDABILITY STANDARDS FOR NEW BELOW MARKET RATE (BMR) RENTAL UNITS

GPA 99-5

Amended language is presented in *italicized* and ~~strikeout~~ format-

Policies and Programs-

H-19 **Below Market Rate Housing in Market Rate Residential Projects.**

Residential projects of 10 or more lots/units shall be required to provide at least 10% of their units affordable to ~~moderate income households at 80-100% of median income for 40 years;~~ *low- and moderate-income households. For projects proposing for-sale/ownership units, the below market rate units shall be affordable to moderate-income households at 80-100% of median income for 40 years. For projects proposing rental units, the below market rate units shall be affordable to low-income households at 50-80% of the median for 40 years.* The City's primary intent is the construction of units on-site. If this is not practical, the City will allow other alternatives of equal value, such as in-lieu fees, construction of units off-site, donation of a portion of the property for future non-profit housing development, etc.

H-20 **Affordable Housing Projects.** Projects with high percentages of units affordable to *very low-, low- and moderate-income households* are desired, high priority projects. ~~The following bonuses may be provided for projects which provide more than 15% of total units affordable to low income (50-80% of median) and moderate income (80-100% of median) households, with at least 8% for low income households for at least 40 years; Bonuses may be provided for projects providing for-sale/ownership or rental units, which provide more than 15% of total units affordable to very low-, low- and moderate-income households. For projects proposing for-sale/ownership units, the below market rate units shall be affordable to low-income (50-80% of median) and moderate-income (80-100% of median) households, with at least 8% for low income households, for at least 40 years. For projects proposing rental units, the below market rate units shall be affordable to very low-income (below 50% of median) and low-income (50-80% of median) households, with at least 8% for very low-income households, for at least 40 years. The bonuses that may be provided are as follows: .~~

H-c **"Fast Track" Processing and Reduced Fees for Affordable Housing Projects.** The City will "fast track" and reduce or waive fees for projects which provide at least 15% ~~BMR housing of the units affordable to very low-, low- and moderate-income households, for 40 years, with at least 8% for very low- and low-income households, as defined by Policy H-20.~~

- H-dd **Affordable Housing Incentives and Regulations.** The City will develop density bonus guidelines and incentives for renter and ownership projects that provide a minimum of 15% of total units affordable to *very low-*, low- and moderate-income households, for 40 years, as defined in policy H-20. . .
- H-ee **Below Market Rate Housing in Market Rate Residential Projects Evaluation.** Evaluate and consider changes to the City's BMR housing requirements (Policy H-19), including: (1) Increasing the minimum requirement for the portion of units affordable to *low- and* moderate-income from 10% to 15%; (2) establishing requirements for projects below 10 units; .
- LU-10b **Density of Residential Development and Density Bonuses.** Densities above the otherwise maximum allowable residential density under the zoning ordinance and Land Use Element may be granted for projects which provide more than 15% of total units affordable for 40 or more years to *very low-*, low- and moderate-income households (as defined in Policy H-20), with at least 8% for *very low- and* low-income households. . . .
- ESR-6 **Housing.** Consistent with City housing policies and programs, provide City leadership in preserving, protecting, and conserving the rental housing stock. Support City housing policies and programs to strictly limit condominium conversions, except limited equity cooperatives or other innovative housing proposals which are affordable to *very low-*, low- and moderate-income households, *as defined by Housing Element Policies H-19 and H-20*; encourage upgrading existing residential units; prevent housing discrimination; and require provision of long-term term units affordable to *very low-*, low- or moderate-income households in new residential projects with more than 10 units (*as defined by Housing Element Policy H-19*).

Appendix A- Glossary-

BMR units (Below Market Rate Units): Rental or sales units made available to *very low*, low and moderate income people at below market rates. See "Housing affordable to low- and moderate-income households" in Housing Background.

Inclusionary Unit: An ownership or rental housing unit as required by the City, which is affordable to households of *very low*, low or moderate income.

Inclusionary Zoning: The establishment of incentives (for instance, density bonuses) or standards (for example, linkage of new office construction to residential construction as in San Francisco) encouraging construction of units for *very low-*, low- and moderate-income residents.

Housing Element Background Report-

Insert the following new paragraph and two new tables on Page HB-60 (section entitled: 3. Housing Costs and the Ability to Pay for Housing), following the Rental Affordability (1990) table:

In March 2000, the City amended Housing Element Policies H-19 (Below Market Rate Housing in Market Rate Residential Projects) and H-20 (Affordable Housing Projects) in recognition of a) an increase in the County's median income and b) an increasing inability of very low-income households to afford rental housing. The amendments to these policies (and to other related policies and programs) ensure that a proportion of new rental units will be affordable to very low-income households, which would better provide for the housing needs of this valuable part of the local economy.

*Marin County Median Income- March 2000
Two-Wage Earner Household (1994-1998)*

	<i>Median</i>	<i>CPI</i>
1998	6.60%	3.18%
1997	4.99%	3.42%
1996	4.25%	2.31%
1995	2.06%	1.95%
1994	6.10%	1.64%
1993	8.90%	2.67%
Average:	5.48%	2.53%

*Monthly Salaries and Affordable Rents
Marin County Workers- Private Industry (March 2000)*

<i>Title</i>	<i>Entry</i>	<i>Affordable Rent (1)</i>	<i>Experienced</i>	<i>Affordable Rent (1)</i>	<i>Experienced 3+</i>	<i>Affordable Rent (1)</i>
Sales associate	\$1,104.00	\$662.00	\$1,280.00	\$768.00	\$1,600.00	\$960.00
Gardener	\$1,120.00	\$672.00	\$1,440.00	\$864.00	\$1,920.00	\$1,152.00
Cashier	\$1,120.00	\$672.00	\$1,440.00	\$864.00	\$1,920.00	\$1,152.00
Carpenter	\$1,280.00	\$768.00	\$2,000.00	\$1,200.00	\$2,400.00	\$1,440.00
Bank teller	\$1,360.00	\$816.00	N/A	N/A	N/A	N/A
Receptionist	\$1,411.20	\$847.00	\$1,566.40	\$940.00	\$1,800.00	\$1,080.00
Office clerk	\$1,440.00	\$864.00	\$1,760.00	\$1,056.00	\$2,160.00	\$1,296.00
Electrician	\$1,600.00	\$960.00	\$2,240.00	\$1,344.00	\$3,200.00	\$1,920.00
Auto mechanic (1)	\$1,600.00	\$960.00	\$2,480.00	\$1,488.00	\$3,280.00	\$1,968.00
Medical assistant	\$1,760.00	\$1,056.00	\$2,080.00	\$1,248.00	\$2,400.00	\$1,440.00
Personal banker	N/A	N/A	N/A	N/A	\$3,348.80	\$2,009.00

(1) Affordable rent is defined as 30% of income spent on housing.
Assumes two persons sharing a two-bedroom unit both paying no more than 30% of income.
Bolded rent amounts are within the current market rate.

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It should be noted that the amount of the payment is not the same as the amount of the loan. The amount of the payment is the amount of the loan plus the interest on the loan. The amount of the loan is the amount of the principal plus the interest on the principal. The amount of the interest is the amount of the principal multiplied by the interest rate. The amount of the principal is the amount of the loan minus the interest on the loan. The amount of the interest is the amount of the principal multiplied by the interest rate. The amount of the principal is the amount of the loan minus the interest on the loan. The amount of the interest is the amount of the principal multiplied by the interest rate.

Table 1: Amount of the payment, the amount of the loan, the amount of the interest, and the amount of the principal.

Amount of the payment	Amount of the loan	Amount of the interest	Amount of the principal
1000	1000	0	1000
1050	1050	50	1000
1100	1100	100	1000
1150	1150	150	1000
1200	1200	200	1000
1250	1250	250	1000
1300	1300	300	1000
1350	1350	350	1000

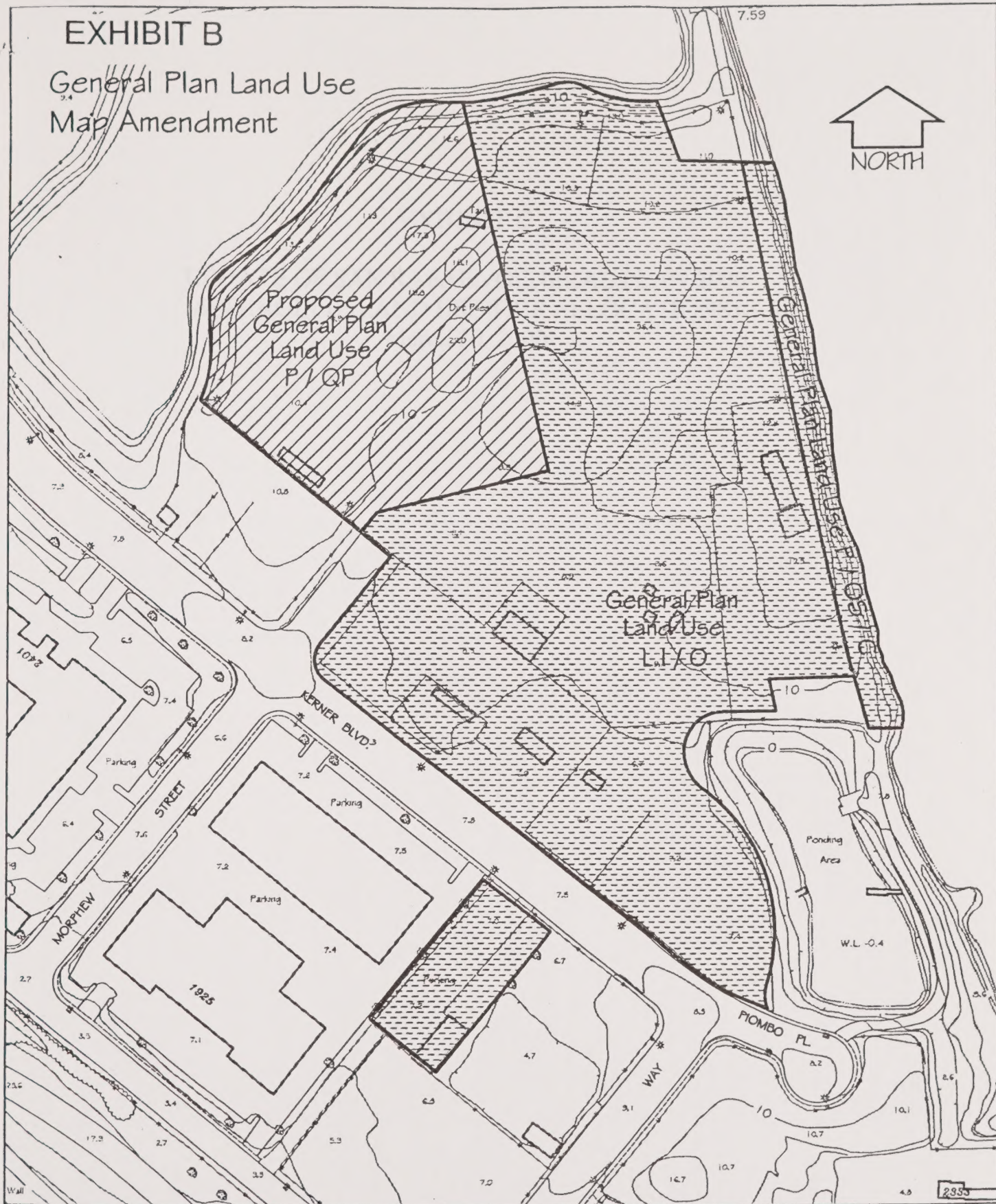
Table 2: Amount of the payment, the amount of the loan, the amount of the interest, and the amount of the principal.

Amount of the payment	Amount of the loan	Amount of the interest	Amount of the principal
1000	1000	0	1000
1050	1050	50	1000
1100	1100	100	1000
1150	1150	150	1000
1200	1200	200	1000
1250	1250	250	1000
1300	1300	300	1000
1350	1350	350	1000
1400	1400	400	1000
1450	1450	450	1000
1500	1500	500	1000
1550	1550	550	1000
1600	1600	600	1000
1650	1650	650	1000
1700	1700	700	1000
1750	1750	750	1000
1800	1800	800	1000
1850	1850	850	1000
1900	1900	900	1000
1950	1950	950	1000
2000	2000	1000	1000

It should be noted that the amount of the payment is not the same as the amount of the loan. The amount of the payment is the amount of the loan plus the interest on the loan. The amount of the loan is the amount of the principal plus the interest on the principal. The amount of the interest is the amount of the principal multiplied by the interest rate. The amount of the principal is the amount of the loan minus the interest on the loan. The amount of the interest is the amount of the principal multiplied by the interest rate. The amount of the principal is the amount of the loan minus the interest on the loan. The amount of the interest is the amount of the principal multiplied by the interest rate.

EXHIBIT B

General Plan Land Use Map Amendment



2350 Kerner Boulevard
Corporation Yard / Office Complex

LEGEND

-  Proposed Land Use Amendment
-  Existing Land Use Designation
(To remain unchanged)



EXHIBIT C

**UPDATE OF SAN RAFAEL GENERAL PLAN 2000
APPENDIX B (LAND USE TRIP ALLOCATIONS)**

March 20, 2000

1980

THE STATE OF TEXAS
COUNTY OF DALLAS
I, the undersigned, Clerk of the County of Dallas, Texas, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Dallas, Texas.

API	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	GP TRIPS	COMMENTS
-----	--------------------	-------------------	-----------------	-----	-------	------------------	----------	----------

EAST SAN RAFAEL/FRANCISCO BLVD. WEST

802001	High Density Res.	Multi-Family Residential	400 Canal	-	0.52	4	3	ED96-50:Converted 3 apartments (1,200 sq. ft.) into 5 apartments.
808211	LI/O	Office	77 Larkspur	.22-.33	0.18	1725-2509	5	
808213	LI/O	Light Ind./Office	63 Larkspur	.22-.33	0.18	1725-2509	5	
808302	LI/O	Parking	85 Belvedere	.22-.33	0.45	4312-6469	11	
808402	LI/O	Light Ind./Office	55 Belvedere	0.33	0.13	1869	3	Partially Developed.
809114	LI/O	Car Wash	65 Vivian	0.38	0.44	6050	0	Approved in 6/98 but not built:coin-op car wash; 8 stalls and 6 vacuums.
809316	LI/O	One Cabinet Shop and Offices	92 Louise	0.33	0.41	4840	7	Partially Developed.
809306	LI/O	Public Utility; Warehouse and Storage	96 Louise	0.33	0.74	8460	12	Partially Developed.
809307	LI/O	see above	96 Louise	0.33	1.37	15110	21	Partially Developed.
809315	Gen. Commercial	Vacant Building	863-899 Francisco	0.26	0.39	4420	9	
810123	LI/O	Single Family Residence	33 Lisbon	-	-	See 810124	0	
810124	LI/O	Single Family Residence	31 Lisbon	0.33	0.14	1210	2	Partially Developed.
810137	Gen. Commercial	Auto Repair	911 Francisco	0.18	0.3	625	3	Partially developed
810402	LI/O	Auto Repair	25 Market	0.33	0.85	10280	14	Partially developed.
810504	LI/O	Offices and Warehouse	36 Lisbon	.22-.33	0.14	1342-2012	4	
901000		Neigh. Retail Reserve		0.21	-	-	218	Neighborhood retail reserve.
901000		Residential Reserve		-	-	-	181	Affordable housing reserve.
901000		Underdev. Reserve		-	-		120	Underdeveloped parcel reserve.
901016	P/OS	Park	City Owned	-	7.8		81	
901022	P/OS	Vacant	Canalways	-	15	225	191	Portion of 85 acre site.
901023	P/OS	Vacant	Canalways	-	-	See 901022	0	
901024	P/OS	Vacant	Canalways	.26-.38	10	113256-165528	300	Portion of 85 acre site.
912120	LI/O	Parking	3040 Kerner	.26-.38	0.57	6456-9500	5	Approved but not built:8,326 sq. ft. Light Industrial/office building (25% office).
912114 913101	LI/O	Light Ind/Office	3000 Kerner	.26-.38	1.39	15743-23008	42	
912309	LI/O	Office	1305 Francisco	0.38	0.32	3100	4	Partially developed.
912315	LI/O	Parking		.26-.38	0.18	2039-2980	5	

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	GP TRIPS	COMMENTS
912317	LI/O	U-Haul	1205 Francisco	.26-.38	1.02	5095-10395	15	Partially developed.
914201	Water	Vacant	Tiscornia	-	0.6	3	3	Upland Portion of site.
916156	LI/O	Printer	2145-2147 Francisco	.26-.38	0.36	4077-5959	4	Built:10,800 sq. ft. Printing business. Combined acreage.
916137	LI/O	Contractor	2123 Francisco	.26-.38	0.23	2605-3807	7	
916138	LI/O	Parking	2123 Francisco	.26-.38	0.42	4757-6952	13	
916148	LI/O	Heliport		.26-.38		See 929108	0	
916150	LI/O	Parking	2155-2157 Francisco	.26-.38	0.84	9514-13904	25	
916155	LI/O			-	0.1	0	0	Merge with 916152; fully developed site.
919102	Gen. Commercial	Auto Sales	1075 Francisco	0.21	0.49	16670	80	Partially developed.
919103	Gen. Commercial	"	"	0.21	0.35	See 919102	0	
919104	Gen. Commercial	"	"	0.21	0.56	See 919102	0	
919109	Gen. Commercial	"	"	0.21	1.59	See 919102	0	
919110	Gen. Commercial	"	"	0.21	0.57	See 919102	0	
919131	Gen. Commercial	"	"	0.21	0.04	366	2	
928008	LI/O	Public Utility		.26-.38	0.36	4077-5959	11	
928010	P/OS	Park	City-Owned	-	0.07	See 901016	0	
928011	P/OS	Park	City-Owned	-	0.18	See 901016	0	
929108	LI/O	Heliport		.26-.38	1.15	13024-19036	35	Combined acreage, temporary hangar.
929148	LI/O	Storage	2031 Francisco	.26-.38	0.46	5210-7614	14	
929117	LI/O	Office	111 Pelican	.26-.38	0.49	4068-6629	11	1,482 sq. ft. office built in 1997.
929134	LI/O	Vacant	Faskin	-	-	See 929131	0	Office Building/Corp Yard Project.

February 29, 2000

SAN RAFAEL GENERAL PLAN -
Appendix B: Land Use Traffic Allocations

Appendix B - 2

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	GP TRIPS	COMMENTS
929110	LI/O	Vacant	2350 Kerner	.26-.38	1.16	13138-19201	35	Office building/Corp Yard Project; See 929131.
929151	LI/O	Construction yard with office trailer	Dalecio	-	0.87	22644	64	Exemption per GP policy ESR-28.
929150	LI/O		Dalecio	-	-	See 929151	0	
929118	LI/O		111 Pelican	.26-.38	0.5	5663-8276	15	
929135	LI/O	Federal Express	1637 Francisco	0.38	1.93	3447	5	Partially developed.
929112	LI/O	Contractor yard with office	2404-2406 Kerner	.26-.38	0.8	9060-13242	24	
929126	Water	Water		-	3.28	0	0	
929132	LI/O	Vacant	Faskin	-	-	See 929131	0	Office/Corp Yard Project.
929149	LI/O	vacant	Mill Valley Refuse	.26-.38	0.78	8834-12911	23	
929107	LI/O	Heliport		.26-.38	0.78	See 929108	0	
929109	LI/O	Heliport		.26-.38	0.15	See 929108	0	
929147	LI/O	Storage yard	Kerner/Piomb o	.26-.38	0.51	5776-8442	15	
929119	LI/O	MMWD-Vacant	101-140 Pelican	.26-.38	7.7	87207- 127457	231	
929108	LI/O	Heliport		.26-.38	-	See 929108	0	
929131.1	LI/O	Vacant	Faskin	.26-.38	8.68	98306- 143678	261	Planned Development Office/Corp Yard Project: 116,427 square foot office in review process as of 12/14/99, uses 337 trips. 3 acre portion of site redesignated to P/QP for 32,000 sq. ft. corp. yard. 41 bonus trips required by Trip Permit.
929131.2	P/QP	Vacant	Faskin	1.0	3 acre portion of 929131. 1			See 929131.1
929141	LI/O	Vacant	1775 Francisco	.26-.38	1.78	20160-29464	53	
929152 929139 929142 929115 929116 929122 929121 929123	LI/O	Building A Building B Building C Building E Building F Building G Building H	Bayview Bus Park	-	4.22	15049	21	All buildings are finished. There is additional development potential; 21 trips based on an additional 15,049 sq. ft. of building.

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	GP TRIPS	COMMENTS
932014 932040 932041 932042 932043 932044 932045	LI/O	HomeDepot:124,000 sf BMW Dealer: 30,800 sf CalPox office: 8,840 sf	Shoreline Ind. Park	.26-.38		314511 459671	698	Partially developed.
933001	Med. Density Res.	Vacant	Windward Way	-	2.29	50	43	Affordable Housing site.
933002	LI/O	45156 mini-storage with 1236 caretaker unit	98Windward/ 3106 Kerner	-	2.28		53	45156 mini storage built; 0 trips used; TSM reserve.
933003	LI/O	Marin Moving and Storage	100 Windward	0.38	1.41		15	Part developed. (17160); 18 historic. trips used; TSM reserve.
933011	LI/O	Vacant	50 Windward	.26-.38	1.23	14930-20360	37	
933007	LI/O	Vacant	40 Windward	.26-.38	0.7	7928-11587	21	
933008	LI/O	Vacant	20 Windward	.26-.38	0.73	8268-12084	22	
1300000		Residential Reserve	-	-	-	-	50	Affordable Housing Reserve.
1303106	Industrial	Roof contractor	45 Jordan	0.38	0.36	2420	3	Partially developed.
1303107	Industrial	Plaster contractor and wholesale distributor	35 Jordan	0.38	0.59	3878	5	Partially developed.
1303115	Industrial	Welder	747 Lincoln	0.38	0.26	1810	3	Partially developed.
1303124	Industrial	Auto Repair	21 Jordan	0.38	0.26	3020	4	Partially developed.
1303150	Industrial	I/O		-	-	0	0	Merge with 1303128.
1303151	Industrial	I/O	-	-	-	0	0	Merge with 1303130.
1304122	Gen. Comm.	Vacant	530 Dubois	.26-.38	0.96	10873-15890	29	
1304206	Gen. Comm.	Road		0	0		0	
1305110	Industrial	LI/O	530 DuBois	.26-.38	2.31	26162-38237	69	
1305203	Industrial	LI/O	Fran. Bus. Center I(555 Dubois)	.26-.38	1.23	10303-15733	30	7 trips used for building permit issued 7/97 for 4,627 sq. ft. of new office space.
1305204	Industrial	120 Storage Units	Fran. Bus. Center I (525 Dubois)	.26-.38	1	11326-16553	30	
1305205	Industrial	Gotelli's Rental	Fran.Bus. Center 1 (501 Dubois)	.26-.38	1.2	13591-19863	36	
1305206	Industrial	Vacant		-	-	-	0	City owned.
1307000		Underdev. Reserve		-	-	-	20	Reserve for under developed parcels.
1307107	Industrial	Junk yard	612 Lindaro	0.38	0.52	6750	9	Partially developed.

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	GP TRIPS	COMMENTS
1307139	Industrial	Auto Repair	616 Lindaro	.26-.38	0.13	1472-2152	4	
1307208	Industrial	Air Conditioning Co.		.26-.38	0.18	2039-2980	5	
1307214	Industrial	Storage Yard		.26-.38	0.18	2039-2980	5	
1307215	Industrial	Vehicle Storage		.26-.38	0.29	3284-4800	9	
1307216	Industrial	Building Supply Retail	61 Jordan	0.38	1.01	12100	17	Partially developed.
1307217	Industrial	Bus Service	59 Jordan	0.38	0.18	2420	3	Partially developed.
1307218	LI/O	Bus Service	59 Jordan	.26-.38	0.18	2039-2980	5	
1307220	Industrial	Lumber Yard	57 Jordan	.26-.38	0.18	2039-2980	5	
1307222	Industrial	Roof Contractor	45 Jordan	.26-.38	0.36	4077-5960	11	
1308104	Industrial	Contractor	16 DeLuca	.26-.38	0.47	3020	4	Partially developed.
1308121	Industrial	Auto Repair, contractor, manufact.	40 DeLuca	.26-.38	2.12	29620	41	Partially developed, combined acreage.
1308122	Industrial	Parking	34 DeLuca	-	-		0	See 1308121.
1308129	Industrial	Retail Auto Parts	47 DeLuca/ 540 Irwin?	0.38	1.07	7250	10	Partially developed.
1308131	Industrial		424 Irwin	0.38	0.55	6650	9	Partially developed.
1311101	High Density Residential	Vacant	Davidson Annex	-	0.7		10	
1311102	High Density Residential	Residential	Davidson Annex	-	0.5		7	
1311304	Single Family Res.	Vacant		-	0.1		1	
1316218	Industrial	Mini-Storage and Contractor	14/16 Woodland	0.38	0.26	2420	3	Partially developed.
1316219	LI/O			.26-.38	0.5	5663-8276	15	
1327117	Hillside Resource Res.	Vacant		-	14.39	1 - 7	7	Hillside Resource.
1327121	Hillside Resource Res.	Vacant		-	14.88	1 - 7	7	Hillside Resource.
1331001	Hillside Res.	Vacant	Irwin St. Subdivis'n	-		1	0	Baywood Terrace Subdivision (13 SFR lots) are approved but not built AP#s 1331001- 13310-13.
1331002	Hillside Res.	Vacant	Irwin St. Subdivis'n	-		1	0	
1331003	Hillside Res.	Vacant	Irwin St. Subdivis'n	-		1	0	
1331004	Hillside Res.	Vacant	Irwin St. Subdivis'n	-		1	0	

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	GP TRIPS	COMMENTS
1331005	Hillside Res.	Vacant	Irwin St. Subdivis'n	-		1	0	
1331006	Hillside Res.	Vacant	Irwin St. Subdivis'n	-		1	0	
1331007	Hillside Res.	Vacant	Irwin St. Subdivis'n	-		1	0	
1331008	Hillside Res.	Vacant	Irwin St. Subdivis'n	-		1	0	
1331009	Hillside Res.	Vacant	Irwin St. Subdivis'n	-		1	0	
1331010	Hillside Res.	Vacant	Irwin St. Subdivis'n	-		1	0	
1331011	Hillside Res.	Vacant	Irwin St. Subdivis'n	-		1	0	
1331012	Hillside Res.	Vacant	Irwin St. Subdivis'n	-		1	0	
1331013	Hillside Res	Vacant	Irwin St. Subdivis'n	-		1	0	
1413312 1415218 1415219 1415234	Gen. Commercial	Auto Dealer	375/377 Francisco	.21-.32	0.24	13,569	34	All these parcels are part of a master plan for Toyota, Infiniti and Volvo. There is a special lease agreement for 25 years on these parcels. In 1993, a 4900 sq. ft. Infinity building was constructed using 8 trips.
1415205	Gen. Commercial	Specialty Retail	513 Francisco	.21-.32	0.58	17416	61	AP#s 1415205, 1415232, and 1415233 will be merged because of new dealership. See comments under 1415232.
1415229	Marine	Yacht Harbor/	557 Francisco	0.32	7.5 ac.	17000	34	Partially developed.
1415230	Marine Gen. Commercial	Boat Repair	60 Bay	.21-.32	0.65	8060	18	Partially developed.
1415232 1415233	Gen. Commercial	Vacant	Francisco Blvd.	.21-.32	2.65	8579	65	AP# 1415232,33 merged together for approvals of 19,400 sq. ft car dealership. This has not been built; 1/2000. Will use 39 trips.
1416306	Gen. Commercial	Parking		.26-.38	0.17	1925-2814	5	
1416309	Marine	Marine	605-623 Canal	0.38	0.76	10280	14	Partially developed.
1418103	Marine	Boat Service	27 Harbor	0.38	0.51	6050	8	Partially developed.
1419207	LI/O		134 Mill	.26-.38	0.15	1699-2483	5	
1419212	LI/O	I/O	54 Harbor/ 190 Mill	0.38	0.19	2278	4	800 sq. ft. addition in 1993. Partially developed

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	GP TRIPS	COMMENTS
1419213	LI/O	Parking		-	0.46	0	0	Required parking for 616 Canal. If not needed for parking, use portion. Historic trips from 1416202.
1419305	LI/O	Auto Repair	60 Hoag	0.38	0.93	1810	3	Partially developed.
1419312	LI/O	I/O		.26-.38	0.31	3511-5131	9	
1419402	LI/O	Vacant	440 Canal	-	0.14	3	0	3 unit apt building using 3 trips approved but not built; 1/2000.
1420104	LI/O	Light Industrial	134 Front	0.38	0.18	2420	3	Partially developed.
1420105	LI/O	Auto Body	26 Front	.26-.38	0.28	3171-4635	8	
1420117	LI/O	Auto Repair	123 Mill	.26-.38	0.16	1812-2648	5	
1420118	LI/O	Auto Repair	123 Mill	.26-.38	0.16	1812-2648	5	
1420225	LI/O			.26-.38	0.25	2831-4138	8	
1420301	LI/O	Vacant	12 Harbor	.26-.38	0.16	1812-2648	5	
1420302	LI/O	Office	141 Front	.26-.38	0.16	1812-2648	5	
1420305.1	LI/O	LI/O	629 Francisco Blvd	.26-.38	0.13	1472-2152	4	
1420305.2	GC	Gen.Comm.	629 Francisco Blvd	0.21	0.12	1098	5	
1420306	LI/O	Vacant	111 Front	.26-.38	0.64	7248-10594	19	
1420308	Gen. Commercial	Parking	637 Francisco Blvd	0.21	0.29	2653	13	
1719122		Vacant	Newport Subdivis'n		0.1	1	1	
1719136		Vacant	Newport Subdivis'n		0.1	1	1	
1801106	Gen. Commercial	Trailer Court	742 Francisco	0.32	1.48	6000	12	Partially developed.
1801132	Gen. Commercial	Baxters Court; retail, service and industrial	708-738 Francisco.	0.32	1.82	14500	29	Partially developed
1801136	Gen. Commercial			0.32	0.21	2927	6	
1801153 1801154	Gen. Commercial	Sonnen Motors Dealership	740 Francisco	0.32	1.75	2426	30	23305 Sonnen Motors car dealership built.
1801159	Gen. Commercial	Auto Sales	694 Francisco Blvd.	0.32	1.58	19500	39	Partially developed.
1801167	Gen. Commercial	Beauty Supplies Retail	770 Francisco	0.32	0.45	3092	6	Partially developed.
1805101	Office	Dog Kennel	58 Gary Place	0.26	0.21	2378	6	
1805112	Office	Vacant	100 Gary Pl.	0.26	0.36	4077	11	Owned by Caltrans.

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	GP TRIPS	COMMENTS
1805116	Office	Vacant	100 Gary Pl.	0.26	0.46	5210	14	Owned by Caltrans.
1805117	Office	Light Ind./Storage	110-180 Gary Place	0.26	3.34	28680	76	Partially developed
1806251	Office	Vacant		0.26	0.45	5097	14	
1806304	Office	Auto Repair/Stor.	20-38 Gary Pl.	0.26	0.57	1132	3	Partially developed.
1807117	Low Density Res.	Vacant	1 Woodland (U)		0.2	1	1	
1807126	Low Density Res.	Vacant	(U)		0.2	1	1	
1807308	Low Density Res.	Vacant	(U)		0.1	1	1	
1807402	Low Density Res.	Vacant	Scheutzen (U)		1.34	9	9	
1807403	Low Density Res.	Vacant	Scheutzen (U)		0.11	0	0	Merge with 1807402.
1807404	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1807402.
1807405	Low Density Res.	Vacant	Scheutzen (U)		0.11	0	0	Merge with 1807402.
1807406	Low Density Res.	Vacant	Scheutzen (U)		0.11	0	0	Merge with 1807402.
1807407	Low Density Res.	Vacant	Scheutzen (U)		0.17	0	0	Merge with 1807402.
1807512	Low Density Res.	Vacant	Scheutzen (U)		0.28	4	4	
1807514	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1807512.
1807515	Low Density Res.	Vacant	Scheutzen (U)		0.04	0	0	Merge with 1807512.
1807517	Low Density Res.	Vacant	Scheutzen (U)		0.05	0	0	Merge with 1807512.
1807518	Low Density Res.	Vacant	Scheutzen (U)		0.05	0	0	Merge with 1807512.
1807519	Low Density Res.	Vacant	Scheutzen (U)		0.18	0	0	Merge with 1807512.
1807520	Low Density Res.	Vacant	Scheutzen (U)		0.05	0	0	Merge with 1807512.
1807521	Low Density Res.	Vacant	Scheutzen (U)		0.05	0	0	Merge with 1807512.
1807522	Low Density Res.	Vacant	Scheutzen (U)		0.05	0	0	Merge with 1807512.

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	RES	ADDN SF/UNITS	GP TRIPS	COMMENTS
1807527	Low Density Res.	Vacant	Scheutzen (U)		0.03	0	0	Merge with 1807512.
1808101	Low Density Res.	Vacant	Scheutzen (U)		1.12	7	7	
1808102	Low Density Res.	Vacant	Scheutzen (U)		0.11	0	0	Merge with 1808101.
1808103	Low Density Res.	Vacant	Scheutzen (U)		0.11	0	0	Merge with 1808101.
1808201	Low Density Res.	Vacant	Scheutzen (U)		0.39	5	5	
1808202	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1808201.
1808203	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1808201.
1808204	Low Density Res.	Vacant	Scheutzen (U)		0.11	0	0	Merge with 1808201.
1808205	Low Density Res.	Vacant	Scheutzen (U)		0.11	0	0	Merge with 1808201.
1808208	Low Density Res.	Vacant	Scheutzen (U)		0.14	0	0	Merge with 1808201.
1808209	Low Density Res.	Vacant	Scheutzen (U)		0.07	0	0	Merge with 1808201.
1808211	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1808201.
1808301	Low Density Res.	Vacant	Scheutzen (U)		0.11	1	1	
1808303	Low Density Res.	Vacant	Scheutzen (U)		0.09	2	2	
1808304	Low Density Res.	Vacant	Scheutzen (U)		0.07	0	0	Merge with 1808303.
1808305	Low Density Res.	Vacant	Scheutzen (U)		0.05	0	0	Merge with 1808303.
1808306	Low Density Res.	Vacant	Scheutzen (U)		0.05		0	Merge with 1808303.
1808307	Low Density Res.	Vacant	Scheutzen (U)		0.08		0	Merge with 1808303.
1808401	Low Density Res.	Vacant	Scheutzen (U)		0.06	6	6	
1808402	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1808401.

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	GP TRIPS	COMMENTS
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1808403	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1808401.
1808404	Low Density Res.	Vacant	Scheutzen (U)		0.11	1	1	Hanson.
1808405	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1808401.
1808406	Low Density Res.	Vacant	Scheutzen (U)		0.17	0	0	Merge with 1808401.
1808407	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1808401.
1808408	Low Density Res.	Vacant	Scheutzen (U)		0.3	1	1	Turrini.
1808409	Low Density Res.	Vacant	Scheutzen (U)		0.27	0	0	Merge with 1808401.
1808410	Low Density Res.	Vacant	Scheutzen (U)		0.52	0	0	Merge with 1808401.
1808411	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1808401.
1808501	Low Density Res.	Vacant	Scheutzen (U)		0.06	5	5	
1808502	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1808501.
1808503	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1808501.
1808504	Low Density Res.	Vacant	Scheutzen (U)		0.11	0	0	Merge with 1808501.
1808505	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1808501.
1808512	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1808501.
1808513	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1808501.
1808514	Low Density Res.	Vacant	Scheutzen (U)		0.23	0	0	Merge with 1808501.
1808515	Low Density Res.	Vacant	Scheutzen (U)		0.11	0	0	Merge with 1808501.
1808516	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1808501.
1808517	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1808501.

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	RES	ADDN SF/UNITS	GP TRIPS	COMMENTS
1808518	Low Density Res.	Vacant	Scheutzen (U)		0.06	0	0	Merge with 1808501.
1808610	Low Density Res.	Vacant	Scheutzen (U)		0.18	3	3	
1808611	Low Density Res.	Single Family	327 Auburn		0.06	0	0	Merge with 1808608.
1808613	Low Density Res.	Vacant	Scheutzen (U)		0.05	0	0	Merge with 1808610.
1808614	Low Density Res.	Vacant	Scheutzen (U)		0.37	0	0	Merge with 1808610.
1808615	Low Density Res.	Vacant	Scheutzen (U)		0.05	0	0	Merge with 1808610.
1808616	Low Density Res.	Vacant	Scheutzen (U)		0.05	0	0	Merge with 1808610.
1808713	Low Density Res.	Single Family	33 Albion (U)		0.5	3	3	Partially developed.
1808714	Low Density Res.	Single Family	37 Albion		1.3	11	11	Partially developed.
1809120	Low Density Res.	Vacant	(U)		1	2	2	
1809209	Low Density Res.	Vacant	(U)		0.2	1	1	
1809210	Low Density Res.	Vacant	(U)		0.63	2	2	
1809211	Low Density Res.	Vacant	(U)		0.4	1	1	
1809308	Low Density Res.	Vacant	(U)		1	2	2	
1810103	Low Density Res.	Vacant	(U)		3.2	6	6	
1810105	Low Density Res.	Vacant	(U)		0.3	1	1	
1810106	Low Density Res.	Vacant	(U)		0.2	1	1	
1810203	Low Density Res.	Vacant	(U)		0.6	1	1	
1811102	Low Density Res.	Vacant	(U)		1.1	2	2	
1811201	Low Density Res.	Vacant	(U)		0.7	1	1	

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	GP TRIPS	COMMENTS
1811202	Low Density Res.	Vacant	(U)		0.1	1	1	
1811204	Low Density Res.	Vacant	(U)		0.1	1	1	
1811205	Low Density Res.	Vacant	(U)		0.2	1	1	
1812301	Low Density Res.	Vacant	(U)		0.7	1	1	
1814103	Pubic/QP	I/O	San Quentin Ridge	0.38	3.28	15490	22	Trips cond on access; hillside site.
1814271	Public/QP	Public/QP	GG Bridge District (Anderson Drive)		9.95	30000	47	District expansion.
1814274	Public/QP	Public/QP	GG Bridge District		2.41	0	0	See 1814271.
1814310	Industrial	Vacant			0.1	0	0	Merge w 1814308.
		Redev. Reserve					88	Redevelopment Reserve*
1818004	P/QP		Sewage Trtmt Plant		0.4	0	0	
1818008	Industrial	Vacant-Rail ROW	GG Bridge District		0.3	0	0	See 1814271.
1818012	Industrial	Vacant-Rail ROW	GG Bridge District		0.4	0	0	See 1814271.
1818013	P/OS	Vacant	San Quentin Ridge		0.1	0	0	See 1818048.
1818031	Industrial	Vacant	PGE-fut. substation		5.21	0	0	Portion site to GS Lumber.
1818035	Industrial	Industrial	Marin Sanitary	0.38	1.34		31	Partially developed with 18014307.
1818036	Industrial	Industrial	Marin Sanitary	0.38	3.83	Developed	89	TSM Reserve.
1818061	P/OS	Marin Sanitary	San Quentin Ridge	.26-.38	73	118013- 171191	313	Hillside site.
1818050	Industrial	Vacant	Marin Sanitary			0	0	See 1818036.
1818052		Industrial		0.38	0.23	3005	3	
1818053	Public/QP	Public/QP	GG Bridge District		5.09	57647-84254	153	
1818058		I/O	And Drive Bus Park	.26-.38	0.15	0	0	See 1818057.

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	RES	ADDN SF/UNITS	GP TRIPS	COMMENTS
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NORTHGATE

15500000		Residential (Affordable Housing Reserve)	-			-	76	Aff. housing reserve.
15500000		Specialty Retail Reserve	-				366	Spec retail. Reserve.
15501016	County-MU		Silveira Ranch	0.6		0	0	See 15501027.
15501017	County-MU		Silveira Ranch	1		0	0	See 15501027.
15501023	County-MU		Silveira Ranch	1		0	0	See 15501027.
15501027	County-Residential MU		Silveira Ranch	244.8		2200	2002	Prelim: all SVS.
15501027	County-Neighbor. Commercial, MU		Silveira Ranch	0		100000	650	Prelim: all SVS.
15501027	County-Neighbor. Commercial, MU		Silveira Ranch	0			0	Size to be determined.
15501027	County-Office, MU		Silveira Ranch	0		261000	575	Prelim: all SVS.
15501028	County-Office, MU		Silveira Ranch	1		0	0	See 15501027.
15501044	County-Office, MU		St. Vincent's	320.3		0	0	See 15501027; portion of total to be determined.
15501059	County, Residential, MDR		Silveira	1.3		13	11	or use for jail
15501064	Ag/Land Reserve		Silveira	87.1		0	0	Ag/land reserve.
15501065	P/QP		Las Gallinas SD	111		0	0	Reclamation ponds.
15501066	P/QP		Las Gallinas SD	127		0	0	Reclamation ponds.
15501067	P/QP		Las Gallinas SD	145.5		0	0	Reclamation ponds.
15501069	County-Ag.	Ag/Land Reserve	St. Vincent's	194.9		0	0	Ag/land reserve.
15501070	County-Ag.	Ag/Land Reserve	St. Vincent's	119.5		0	0	Ag/land reserve.
15506018	P/OS	McInnis Park	350 Smith Ranch Road	25.45		0	0	See 15506033.

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	GP TRIPS	COMMENTS
15506020	P/OS	McInnis Park	350 Smith Ranch Road	88.92		0	0	See 15506033.
15506022	P/OS	McInnis Park	350 Smith Ranch Road			0	0	See 15506033.
15506023	P/OS	McInnis Park	350 Smith Ranch Road	68.4		0	0	See 15506033.
15506033	P/OS	McInnis Park 9-hole golf course; 18 hole miniature golf; 2,037 sq. ft. restaurant; 3,000 sq. ft. maintenance building; 9 batting cages; 40 station driving range; 3,500 sq. pro shop; 2,500 sq. ft. junior club	350 Smith Ranch Road	51.27		-	66	
15508108	Office	Ambulance Service	Joseph Ct. Fire Hs	0.4	0.3	5790	10	
15509209	Med. Density Res.	Vacant	Scettrini	0.6		5	4	
15510103	Low Density Res.	Vacant	Delli Gatti	1		35	30	13-unit project currently under review; 12/20/99
15510104	Low Density Res.	Vacant	Delli Gatti	5.6		0	0	See 15510103.
15510105	P/OS/Conser vation	Vacant		0.6		1	1	If upland or COE permit.
15511006	LI/O	Vacant	Fairchild/ 4300 Redwood	4.9	0.3	39200	90	130,000 sq. ft. light industrial/office project using 90 trips under review 12/99.
15511013	P/OS	wetland		4.1		0	0	
15511015	P/OS	wetland		3.6		0	0	
15511016	P/OS	wetland				0	0	
15511032	Office			0		0	0	Merge with 15511029.
15512104	Office			0		0	0	See 15512105.
15512110	Office	Office; 122,528 sq. ft.; 2,250 sq. ft. maintenance building	Regency II	5.3	0.3		48	122,528 sq. ft. office building with 2250 sq. ft. maintenance/storage building.
15512111	Med. Density Res.	Road				0	0	
15512113	P/OS	McInnis Park	350 Smith Ranch Road	73		0	0	See 15506033.

API	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	RES	ADDN SF/UNITS	GP TRIPS	COMMENTS
15512114	Residential	Vacant	Silveira	0.5		5	4	or Jail.
15512115	Residential	Detox. Center	Silveira; 301 Smith Ranch Road.	1.1		11	9	or Jail.
15512116	Residential	Vacant	Silveira	3.5		35	30	or Jail.
15513121	LI/O	Drainage channel		0.2		0	0	
15513122		Drainage channel		0.7		0	0	
15513213		Drainage channel		1.4		0	0	
15515208	LI/O	Drainage channel		0.3		0	0	
15515208	LI/O			0.1		0	0	Merge w 15515204.
15516120		Drainage channel		1.9		0	0	
15517103	LI/O					0	0	Merge w 15517102.
15517109	LI/O	Veterinary Hospital; 3348 sq. ft. hospital with 2772 sq. ft. kennel	4230 Redwood	1.1	0.3		27	Partially developed hillside.
15520003	Office	Vacant		0.4	0.3		0	A 3400 sq. ft. office building approved, not built 1/2000, using 7 trips.
15520008						0	0	Merge with 15520007.
15523010 15523011 15523012 15523013	Low and Med. Density Res.; Neighbor. Commercial; Recreation.	Airport	M. Ranch Airport (397 and 400 Smith Ranch Road)	84.6	0.3	73,000: commercial Plus 375 res. units	1230	The Airport is currently under review for a master plan to allow 10 non-based aircraft flights a day, two residences, and flight school (12/99). Parcel Restricted by Covenant.
15523009				43.9		0	0	See 15523008.
15523010				5.9		0	0	See 15523008.
15525100		Fam. Hsg Reserve				-	248	Family Housing Reserve.
15525101	P/OS	Open Space		8.5		0	0	
15525102	P/OS	Open Space				0	0	
15525175	Office	Vacant	Fire Station Site	2.9			8	.2 FAR constrained site.
15525115	P/OS	Open Space		4.6		0	0	
15525116	High Density Res.	Open Space	Smith R Homes	1.6		0	0	
15525118	P/OS	Open Space		0.1		0	0	
15545006	Med. Density Res.	Skild Nursing Fac.	Smith R Homes	1.6		21470	0	60 bed assisted living facility, using <u>11 trips</u> have been approved but is not under construction. 1/2000.

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	GP TRIPS	COMMENTS
155-pgs.37, 42 and 45	Med. Density Res.	Senior Housing Units	Smith Ranch Homes				19	Modified Project: 17 Villas under construction, using 4 trips. Site will be built out when 42 units are built on AP #s 15537007 and 08. See 11 trips used above from AP15545006. 11+4+19=34(see working draft).

15525142				0.2		0	0	Merge with 15525103.
15525143				1.2		0	0	Merge with 15525103.
15527110	Office	Church	Marin Covenant	0.3				Partially developed.
16402210	Low Density Res. (County)	School	Lucas Valley Schl (Elderberry)	10.1		41	41	5.8 u/ac.
16414108	Low Density Res. (County)	School	Mary Silveira Sch. (375 Blackstone)	9.9		40	40	4 u/ac.
16417438	Low Density Res. (County)	Vacant	Las Gallinas	0.1		1	1	
16427003	Hillside Res.	Vacant	Daphne	106.3		143	122	County reviewing development proposal: 12/99
16428035	County	Vacant	1501 Lucas Valley	61.3		6	6	County zoning only allows development potential for 1 unit. Ag Contract.
16429059	County	Open Space		1.48		0	0	
16429064	County	Open Space		20.1		0	0	
16429085	County	Open Space				0	0	
16429088	County	Open Space				0	0	
16429089	County	Open Space				0	0	
16429090	County	Open Space		155.7		0	0	
16429091	County	Open Space		58.84		0	0	
16431007	County	Residential	Lucas	1		0	0	See 16431010.
16431010	County	Residential	Lucas	100		23	23	See 16431011.
16431011	County	Residential	Lucas	300.8		117	35	Both 16431010 and 11 are the Lucas development known as Grady Ranch. This project's PM peak generation is 82.
16431012	County	Residential	Lucas	639		0	0	See 16431010.
16431013	County	Residential	Lucas	1				See 16431010.
16432007	County Residential	Vacant	Luiz Ranch South	501		75	75	County zoning allows for 75 units. A pre- application for a single family residence was filed 9/99.

API	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	RES	ADDN SF/UNITS	GP TRIPS	COMMENTS
16432008	County Residential	Vacant	Luiz Ranch South	254		0	0	See 16432007.
16432011	County Residential	Vacant	Luiz Ranch South	357		0	0	See 16432007.
16438139	County Residential	Single Family		0		1	1	Not a legal lot.
16429088	County	Single Family	end of Las Gallinas			21	21	54 single family on pages 54 & 55. 33 units built. Rezoned to OA; Open Space Acquisition in 1995. No units built. No further development potential.
16501066	Hillside Res	Vacant		2.9		1 - 6	6	Hillside site
16522007	Hillside Resource Res.	Vacant	DeLong	8.8		1 - 5	5	Hillside; trips cond. on access provision.
16522006	Hillside Resource Res.	Vacant	DeLong	2.1		0	0	See 16522006.
16522015	Hillside Res.	Vacant		6.5		1 - 4	4	Hillside site.
16501094	Office	Office	Firemans -L Green				222	TSM Reserve only.
16501096						0	0	See 16501094.
16502106	Low Density Res.	5134 sq. ft. Office; Preschool (192 kids); Special Ed (56 kids); 10 staff	Sta Margarita Schl	10.6		42	42	4 u/ac.
16502107	Low Density Res.	School	Sta Margarita Schl			0	0	See 16502106.
16506314				0.1		0	0	Merge with 16502108.
16515108						0	0	Merge with 16515101.
1750000		Hartzell School Reserve					42	General reserve (from Hartzell School).
17506001	Low Density Res.	School/St. Marks;370 kids and soccer league	39 Trellis	10		50	50	TSM reserve for non child-care uses Site has 146 trips (96 historic plus 50); if TSM review shows more than 96 trips generated-have to pay mitigation fees. 5 u/ac.2/2000.
17506025	P/OS	Park/OS		3.1		0	0	
17506030	Low Density Res.	Office and Terra Linda Nursery School	Dixie Admin	11.4		45	45	4.3 u/ac.

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	GP TRIPS	COMMENTS
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17506031	Low Density Res.	School; 182,000 sq. ft. with 979 enrollment; 10,000 sq. ft. district offices	Terra Linda HS	30.2		120	120	5.9 u/ac.
17506051				0.1		0	0	Merge with 17506054.
17506057	Office	Medical Office	Kaiser, 99 Mont.	25.8		19146	75	38154 sq. ft. medical office building built in 2/91.
17506060	Gen. Commercial	Regular Retail	Northgate Mall		0.3	150	22	Pacific Theater expansion did not intensify traffic generation. All 22 trips are available.
17506060	Gen. Commercial	Regular Retail	Northgate Mall		0.3	70	70	TSM reserve.
17514508	Low Density Res.	Vacant		0.2		1	1	
17532123	Gen. Commercial	Retail, Safeway	Northgate 1	1.4	0.3	6570	83	5,000 sq. ft. Safeway addition and kinko's addition.
17532134	Office	Office; Psychiatric	820-850 Las Gallinas	0.3	0.3	5100	11	
17532202	Gen. Commercial	Chevron Gas Station	949 Del Presidio	0.5	0.3	7000	15	
17532203	Gen. Commercial	Unocal Gas Station with carwash	921 Del Presidio	0.6	0.3	5130	16	New Unocal gas station with carwash. No trips generated with this project.
17533107	Office	Shell Gas Station with carwash	950 Del Presidio	0.6	0.3	6900	17	800 sq. ft. carwash addition did not generate any additional trips.
17533121	Office	Parking	Las Gallinas	1.3		0	0	Parking for 17533123.
17533125	Office	Exxon Gas Station	930 Del Presidio	0.5	0.3	6200	14	
17536007	Med. Density Res.	Recreation	Villa Marin			10000	12	Tennis Courts.
17805215	Low Density Res.	Pool		0.1		1	1	Improved with a pool for AP #17805215.
17810134	Neighbor. Commercial	Neighbor. Ret	Terra Linda Shopping Center	4.6	0.3	17319	225	146 sq. ft. addition (expresso business) plus 1335 sq. ft. Collingwood addition.
17810135	Neighbor. Commercial	Neighbord. Ret	Terra Linda Shopping Center		0.3	0	0	See 17810134.
17810136	Neighbor. Commercial	Neighbor. Ret	Terra Linda Shopping Center		0.3	0	0	See 17810134.
17810139	Neighbor.	Neighbor. Ret	Terra Linda		0.3	0	0	See 17810134.

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	IES	ADDN SF/UNITS	GP TRIPS	COMMENTS
	Commercial		Shopping Center					
17810141	Neighbor. Commercial	Neighbor. Ret	Terra Linda Shopping Center		0.3	0	0	See 17810134.
17810143	Neighbor. Commercial	Neighbor. Ret	Terra Linda Shopping Center		0.3	0	0	See 17810134.
17810144	Neighbor. Commercial	Neighborhood Ret	Terra Linda Shopping Center		0.3	0	0	See 17810134.
17810145	Neighbor. Commercial	Neighborhood Ret	Terra Linda Shopping Center		0.3	0	0	See 17810134.
17810145	Neighbor. Commercial	Parking	Terra Linda Shopping Center	0.3		0	0	Parking.
17810146	Neighbor. Commercial	Neighborhood Ret	Terra Linda Shopping Center		0.3	0	0	See 17810134.
17810147	Neighbor. Commercial	Neighborhood Ret	Terra Linda Shopping Center		0.3	0	0	See 17810134.
17810148	Neighbor. Commercial	Neighborhood Ret	Terra Linda Shopping Center		0.3	0	0	See 17810134.
17824017	Office	Gas Station and Deli	1005 Northgate	0.6	0.3	7000	15	Remodeled gas station in 1999 did not use any trips assigned to the site.
17904126				0.2		0	0	Merge with 17904122.
17904127	LI/O	Learning Center with 120 adult clients and 40 teachers	3833 Redwood	2	0.3		40	Developmentally Disabled Learning Center. 120 Adult Clients.40 teachers.
17904128	LI/O	Learning Center	3833 Redwood	0.2	0.3	0	0	See 17904127.
17904105	LI/O	Mini-Storage	401 Merrydale	0.9	0.3	11760	17	
17910204	High Density Res.	Residential	220 Merrydale	0.2	0.3	2200	3	1999: Permit in process for 4 apts. Less than 1,000 sq. ft. 4 trips will be used for project. 3 trips to be left for future development potential. 19 trips will go into the reserve pool.
17910208	Gen. Commercial	Vacant		0.2	0.3	2200	26	

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	GP TRIPS	COMMENTS
17910310						0	0	Merge w 17910304.
17910404		Ret		0.7	0.3	8500	89	Trip transfer to 07.
17914106	High Density Res.	Residential (Apts.)	102 Merrydale	0.3		1	1	Partially developed.
17914231	High Density Res.	Single Family Residential	143 Merrydale	0.6		14	12	Partially developed.
17914204	High Density Res.	Single Family Residential	127 Merrydale	0.4		0	0	1/2000: 8unit apt. project approved but not built. All trips for the site will be used for this project.
17914205	High Density Res.	Single Family Residential	119 Merrydale	0.4		9	8	Partially developed.

17914221	High Density Res.	Single Family Residential	135 Merrydale	0.3		6	5	Partially developed.
17914231	High Density Res.	Residential	143 Merrydale			0	0	See 17914202.
17914301	High Density Res.	Residential		0.3		5	4	Partially developed.
17917201	Low Density Res.	Vacant	27 Washington	0.2		1	1	
17917229	Low Density Res.	Vacant		0.2		1	1	
17917321	Low Density Res.	Vacant	21 Washington	0.2		1	1	
17922229	Hillside Res.	Vacant		0.6		1	1	
17924276	Hillside Res.	Vacant		5.7		2	2	
17926113	Hillside Res.	Vacant	55 Glenside	1		1	1	
17926127	Hillside Res.	Single Family	175 Valley Vw	2.6		1	1	
17926174	Hillside Res.	Vacant		0.6		1	1	
17926180	Hillside Res.	Vacant	101 Glenside	1.3		1	1	
17926183	Hillside Res.	Vacant	25 Rainbow	1.1		1	1	
17927011	P/QP	Office	Marin Co. Civic Ctr	53.7		200000	440	Partially developed.
17927011	P/QP	Library	Marin Co. Civic Ctr	-		38000	0	
17927011	P/QP	Theater	Marin Co. Civic Ctr	-		800	14	
17927011	P/QP	Exhibit Hall	Marin Co. Civic Ctr	-		9600	10	

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ES	ADDN SF/UNITS	GP TRIPS	COMMENTS
17927012	P/QP	Office	Marin Co. Civic Ctr	-		7000	15	Partially developed.
17927012	P/QP	Theater	Marin Co. Civic Ctr	-		500	9	
17930123	Neighbor. Commercial	Retail		0.8		3600	43	Partially developed.
17930202	Med. Density Res.	Single Family		0.2		3	0	Approved Project, Not built;1/2000.
17932118		Vacant		-		0	0	See 17932114.
17932131	Hillside Res.	Single Family Residential		3.3		3	3	
17932132	Hillside Res.	Vacant		2		1	1	
17933210	Low Density Res.	Vacant		-		0	0	See 17933218.
17933218	Hillside Resource Res.	Vacant		0.9		1	1	
17937117	Low Density Res.	Vacant		0.7		1	1	
18000000						-	45	General public benefit reserve.
18003211	Low Density Res.	Vacant		0.2		1	1	
18011210		Vacant		-		0	0	Merge with 18011202
18012119	Low Density Res.	SFR		0.8		1	1	
18012303	Low Density Res.	School	Las Gallinas Schl	3.5		18	18	5u/ac
18012136		Road		0.9		0	0	
18012137		Road		0.3		0	0	
18012142	Low Density Res.	School	Las Gallinas Schl	4		20	20	5u/ac
18012159				1.62		0	0	Dev on 15520007
18013123								Merge with 18013122
18014623								Merge with 18014622
18014624								Merge with 18014626
18014625								Merge with 18014626
18014627								Merge with 18014629
18014628								Merge with 18014629
18014630								Merge with 18014632

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	GP TRIPS	COMMENTS
18014631								Merge with 18014632
18014631								Merge with 18014634
18016110	Low Density Res.	SFR		0.1		1	1	
18015105						0	0	Merge with 18015143
18015106						0	0	Merge with 18015109
18015107						0	0	Merge with 18015109
18015108						0	0	Merge with 18015109
18015118	Low Density Res.	SFR	McPhail School	4.4		21	21	4.8 u/ac
18015131		Gallinas Creek				0	0	
18015133		Gallinas Creek				0	0	
18015134		Gallinas Creek				0	0	
18015135		Gallinas Creek				0	0	
18015141						0	0	Merge with 18015140
18015142						0	0	Merge with 18015128
18015143						0	0	Merge with 18015128
18015145						0	0	Merge with 18015143
18015147		Gallinas Creek				0	0	
18015148						0	0	
18015150						0	0	Merge with 18015149
18015151						0	0	Merge with 18015149
18015152		Gallinas Creek				0	0	
18015153						0	0	
18015155		SFR		0.5		1	1	
18015157		Road				0	0	
18016109	Low Density Res.	SFR	McPhail School	0.9		4	4	4.8u/ac
18016110	Low Density Res.	SFR	McPhail School	4.4		21	21	4.8u/ac
18016117	Low Density Res.	Vacant		0.3		1	1	
18017105	Low Density Res.	Vacant		0.1		1	1	
18017106	Low Density Res.	Vacant		2.7		5	5	
18017107	Hillside Res.	Vacant		0.5		1	1	
18017108						0	0	See 18017107

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACES	ADDN SF/UNITS	GP TRIPS	COMMENTS
18017109						0	0	See 18017107
18017111	Hillside Res.	Vacant		0.1		1	1	
18017117	Low Density Res.	Vacant		0.3		1	1	
18017118	Low Density Res.	Vacant		0.3		1	1	
18017119	Low Density Res.	Vacant		0.3		1	1	
18017122	Hillside Res.	Vacant		1.6		3	3	
18017123		Gallinas Creek				0	0	
18017124		Gallinas Creek				0	0	
18017125		Gallinas Creek				0	0	
18018405						0	0	Merge with 18018404
18019203	Low Density Res.	Vacant				1	1	
18019215	Hillside Res.	Vacant		0.5		1	1	
18019216	Hillside Res.	Vacant		0.5		1	1	
18019217	Hillside Res.	Vacant		0.5		1	1	
18020315	Hillside Res.	Single Family				2	2	
18020321	Low Density Res.	Single Family				1	1	
18021102	Hillside Res.	Vacant	74 Sunny Oaks	4.3		9	9	
18023101	Hillside Res.	Vacant		2.5		5	5	
18023106	Marine/Hill Reesidential	Vacant		3		6	6	
18023107	Hillside Res.	Vacant		1		2	2	
18023109	Hillside Res.	Vacant		0.6		1	1	
18024101	Low Density Res.	Vacant	Susnow	0.6		1	1	
18024102	Low Density Res.	Vacant	Susnow	0.3		1	1	
18024103	Low Density Res.	Vacant	Susnow	0.4		1	1	
18024104	Low Density Res.	Vacant	Susnow	2.1		13	13	
18024119	Low Density Res.	Vacant		0.3		1	1	
18024201	Low Density Res.	Vacant	Susnow	0.7		2	2	

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	GP TRIPS	COMMENTS
18024305	Low Density Res.	Vacant		0.1		1	1	
18024307	Low Density Res.	Vacant		0.1		1	1	
18024319	Low Density Res.	Vacant		0.2		1	1	
18024322						0	0	Merge with 18024323
18025101	Low Density Res.	Vacant	Susnow	1		4	4	
18025102	Low Density Res.	Vacant	Susnow	0.4		2	2	
18025103	Low Density Res.	Vacant	Susnow	0.5		2	2	
18025104	Low Density Res.	Vacant	Susnow	0.4		1	1	
18025105	Low Density Res.	Vacant	Susnow	0.4		1	1	
18025206	Low Density Res.	Vacant				1	1	
18026102	Hillside Res.	Vacant		30.9		92	92	
18029104	Hillside Res.	Vacant		4.8		9	9	Zoned For Open Space
18030105	Hillside Res.	Vacant		1		1	1	
18030106	Hillside Res.	Vacant		4.5		2	2	
18030107	Hillside Res.	Vacant		6		6	6	
18031101	Low Density Res.	Vacant		0.9		1	1	
18032201	Hillside Resource	Vacant		3.6		3	3	
18032301	Hillside Resource	Vacant		8.2		4	4	
18032401	Hillside Resource	Vacant		3.4		3	3	
18032402	Hillside Resource	Vacant		1.9		1	1	
18033103	Hillside Resource	SFR		4.4		13	13	
18033201	Hillside Resource	Vacant		2		2	2	
18033202	Hillside Resource	Vacant		6.8		3	3	

APN	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACES	ADDN SF/UNITS	GP TRIPS	COMMENTS
18033301	Hillside Res.	Vacant		1.8		1	1	
18033303	Hillside Resource	Vacant		1.9		2	2	
18033304	Hillside Resource	Vacant		1		1	1	
18033305	Hillside Resource	Vacant		2		2	2	
18033306	Hillside Resource	Vacant		1.8		1	1	
18033307	Hillside Resource	Vacant		1.1		1	1	
18033310	Hillside Resource	Vacant		3.4		3	3	
18033311	Hillside Resource	Vacant		1		1	1	
18033312	Hillside Resource	Vacant		8.1		4	4	
18004001	Hillside Res.	Vacant		11.2		1	1	
18040006		Open Space		1.6		0	0	
18040009	Hillside Resource	SFR		6.3		1	1	
18041001		Open Space		2.03		0	0	
18041002		Road				0	0	
18041004		Open Space		2.21		0	0	
18042014		Open Space		5.9		0	0	
18601002	County	SFR		0.9		3	3	
18601003	County	Two units		63		10	10	
18601003		Wetland		27		0	0	
18601004		Wetland		46.1		0	0	
18601006		Wetland		73.8		0	0	
18601012	County	Park	China Camp	807				This property is zoned OA; open area, typically limited to open space type of units.
18601016	County	Marina and storage	Buck's Landing	6.3		1000	10	Recreation zoning classification. Partially developed
18601017		Park	China Camp			0	0	See 18601012
18601019	County	Vacant		6.6		13	13	
18601020	County	Marina	Daphne, Gallinas Ck	1.6		1000	10	
18601020	County	SFR	Daphne Gallinas Ck	26		51	51	



RESOLUTION NO. 10651

**RESOLUTION OF THE SAN RAFAEL CITY COUNCIL ADOPTING
AN AMENDMENT TO THE SAN RAFAEL GENERAL PLAN 2000
LAND USE MAP TO RE-DESIGNATE PROPERTIES LOCATED ON
GARY PLACE FROM "OFFICE" TO "LIGHT INDUSTRIAL/OFFICE"
(AP NO. 18-051-01, 12, 13, 16 and 17; 18-063-04) (GPA 00-01)**

The City Council of the City of San Rafael finds and determines that:

WHEREAS, on September 30, 1997, Marin County Exchange Corporation submitted an application to the City of San Rafael requesting a General Plan Amendment and Zone Change to re-designate the property at 20-38 Gary Place (APN 18-063-04) from Office to General Commercial; and

WHEREAS, on October 25, 1999, the Rasche Trust submitted an application to the City of San Rafael requesting a General Plan Amendment to re-designate the property at 110-200 Gary Place (APN 18-051-17) from Office to Light Industrial Office; and

WHEREAS, on January 13, 2000, following review of the individual applications and the status of other individual parcels in the site area, the City of San Rafael Community Development Department initiated amendments to City of San Rafael General Plan and Title 14 of the San Rafael Municipal Code (Zoning Map) to re-designate all of the Gary Place parcels from Office to Light Industrial/Office (LI/O); and

WHEREAS, upon review of the subject applications, an Initial Study was prepared consistent with the requirements of the California Environmental Quality Act; and

WHEREAS, the City Council has adopted a Negative Declaration for the project by adoption of a separate resolution; and

WHEREAS, on May 23, 2000 the San Rafael Planning Commission held a duly-noticed public hearing on the General Plan Amendment and related Zone Change, accepting all oral and written public testimony and the written report of the Community Development Department staff. On a 6-0-1 vote (O'Brien absent) recommended to the City Council approval of the Light Industrial/Office (LI/O) General Plan land use designation for the subject Gary Place parcels; and

WHEREAS, on June 19, 2000, the San Rafael City Council held a public hearing on the proposed General Plan Amendment, accepting public testimony and the written report of the Department of Community Development.

COPY

10651

THE STATE OF WISCONSIN, COUNTY OF MILWAUKEE, ss.
I, the undersigned, Clerk of the Circuit Court for and of the County of Milwaukee, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the Court.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Milwaukee, Wisconsin, this _____ day of _____, 19____.

Clerk of the Circuit Court for and of the County of Milwaukee.

Notary Public for the State of Wisconsin.

Notary Public for the State of Wisconsin.

Notary Public for the State of Wisconsin.

Notary Public for the State of Wisconsin.

Notary Public for the State of Wisconsin.

Notary Public for the State of Wisconsin.

NOW, THEREFORE, BE IT RESOLVED, that the San Rafael City Council does hereby adopt the proposed amendment to the San Rafael General Plan 2000 Land Use Map, as shown on Exhibit A, based on the following findings:

The public interest would be served by the adoption of the proposed amendment to re-designate 5.48 acres of land located on Gary Place from Office to the Light Industrial/Office land use designation in the East San Rafael General Plan planning area. The amendment would be consistent, in principle with the General Plan and the existing land uses on the site, in that it would allow the majority of existing contractor and auto-related businesses on Gary Place to remain as legal, conforming land uses. Specifically, East San Rafael Policy ESR-11 addresses the need to maintain availability of sites for building, automotive and related service industries important to San Rafael's economy and needed for the convenience of its residents and businesses. In addition, the proposed amendment would be consistent with General Plan Policies LU-24, LU-36 and ESR-31, which encourage enhancement of the appearance of the area and require excellence of design in new projects, particularly in those areas visible from US101 and Highway I-580. The proposed re-designation would not preclude re-development of the property with uses that would improve the appearance of the area, as viewed from US101 and Highway I-580. Uses including but not limited to hotels, food service establishments, cocktail lounges and brew pubs would be permitted with the approval of a use permit, and assuming that there is adequate traffic capacity and access. Furthermore, the public welfare of the community would be served by the adoption of the proposed land use amendment in that existing light industrial businesses located on Gary Place would be allowed to continue as legal conforming land uses. This would enable the City to enforce zoning requirements of the LI/O District, which would enhance the welfare of the community.

I, JEANNE M. LEONCINI, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council held Monday, the nineteenth of June, 2000, by the following vote to wit:

AYES: Councilmembers: Cohen, Heller, Miller, Phillips and Mayor Boro

NOES: Councilmembers: None

ABSENT: Councilmembers: None

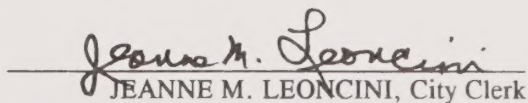

JEANNE M. LEONCINI, City Clerk

EXHIBIT "A"
General Plan Land Use Map Amendment

GARY PLACE GENERAL PLAN AMENDMENT

Revised land use map designation from OFFICE OF LIGHT INDUSTRIAL OFFICE
APN 18-051-07, 12, 13, 15 & 17 and 18-063-04





GARY PLACE GENERAL PLAN AMENDMENT
General Plan and map description from OFFICE OF PLANNING AND
MAP 16-00115, 13, 14, 15 and 16-002-04

RESOLUTION NO. 10713

Jeanne M. Leoncini
JEANNE M. LEONCINI, City Clerk

RESOLUTION OF THE SAN RAFAEL CITY COUNCIL ADOPTING
AN AMENDMENT TO THE SAN RAFAEL GENERAL PLAN 2000 TO
EXPAND RETAIL USES IN THE HETHERTON OFFICE DISTRICT
AND UPDATE TO THE GENERAL PLAN PROGRAM
PRIORITIES CHART (GPA00-4)

The City Council of the City of San Rafael finds and determines that:

WHEREAS, in 1996, the City of San Rafael established the Hetherton Office District General Plan land use designation and zoning district for the eastern entrance to Downtown San Rafael. The Hetherton Office District was established to promote the area as a transportation hub and an office center, with second floor office use and "business support" retail uses on the ground floor. The Hetherton Office District does not permit general retail uses and services; and

WHEREAS, since 1996, the City of San Rafael Department of Community Development has received numerous inquiries and requests to establish ground-floor, general retail uses along the Fourth Street corridor of the Hetherton Office District. However, the current limits on retail uses in this district have discouraged the leasing of available ground-floor space along the Fourth Street corridor to viable, general retail uses and services. Likewise, a majority of the properties in this district that front on Fourth Street are occupied by general retail uses and services, which are considered legal, nonconforming uses in this district; and

WHEREAS, in May 2000, the City of San Rafael initiated an amendment to the San Rafael General Plan 2000 and the City of San Rafael Zoning Ordinance (Title 14 SRMC) to expand the list of permitted retail uses for ground-floor properties with frontage on Fourth Street. Concurrently, the City initiated an overdue update of the General Plan Program Priorities Chart; and

WHEREAS, notices regarding the Initial Study/Negative Declaration prepared for this project, as well as the amendments to the San Rafael General Plan 2000 and the City of San Rafael Zoning Ordinance were: a) published in a local newspaper of general circulation in the area and b) mailed to surrounding property owners within 300 feet, pertinent agencies, organizations and special interest groups. Copies of the Initial Study/Negative Declaration were made available for a 20-day review period commencing on August 9, 2000; and

WHEREAS, an Initial Study was prepared consistent with the California Environmental Quality Act; and

WHEREAS, the City Council has adopted a Negative Declaration for the project by adoption of a separate resolution; and

COPY

10713

REPORT OF THE BOARD OF DIRECTORS

The Board of Directors of the Corporation has reviewed the financial statements of the Corporation for the year ended December 31, 2018, and has determined that the financial statements are presented fairly in all material aspects the financial position, results of operations and cash flows of the Corporation for the year ended December 31, 2018, in accordance with accounting principles generally accepted in the United States of America.

The Board of Directors also has reviewed the internal control over financial reporting of the Corporation for the year ended December 31, 2018, and has determined that the Corporation's internal control over financial reporting is effective in all material aspects.

The Board of Directors has also reviewed the Corporation's disclosure controls and procedures for the year ended December 31, 2018, and has determined that the Corporation's disclosure controls and procedures are effective in all material aspects. The Board of Directors has also reviewed the Corporation's compliance with the requirements of the Securities Exchange Act of 1934 and the rules and regulations promulgated thereunder for the year ended December 31, 2018, and has determined that the Corporation is in compliance with such requirements.

The Board of Directors has also reviewed the Corporation's risk management and internal control over financial reporting for the year ended December 31, 2018, and has determined that the Corporation's risk management and internal control over financial reporting are effective in all material aspects. The Board of Directors has also reviewed the Corporation's compliance with the requirements of the Sarbanes-Oxley Act of 2002 and the rules and regulations promulgated thereunder for the year ended December 31, 2018, and has determined that the Corporation is in compliance with such requirements.

The Board of Directors has also reviewed the Corporation's compliance with the requirements of the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 and the rules and regulations promulgated thereunder for the year ended December 31, 2018, and has determined that the Corporation is in compliance with such requirements.

The Board of Directors has also reviewed the Corporation's compliance with the requirements of the Foreign Corrupt Practices Act of 1977 and the rules and regulations promulgated thereunder for the year ended December 31, 2018, and has determined that the Corporation is in compliance with such requirements.

The Board of Directors has also reviewed the Corporation's compliance with the requirements of the Anti-Money Laundering Act of 1986 and the rules and regulations promulgated thereunder for the year ended December 31, 2018, and has determined that the Corporation is in compliance with such requirements.

The Board of Directors has also reviewed the Corporation's compliance with the requirements of the Bank Secrecy Act of 1933 and the rules and regulations promulgated thereunder for the year ended December 31, 2018, and has determined that the Corporation is in compliance with such requirements.

WHEREAS, on August 29, 2000 the San Rafael Planning Commission held a duly noticed public hearing on the General Plan Amendment and related Zoning Ordinance Text Amendments, accepting all oral and written public testimony and written report of the Community Development Department Staff. On a 6-0-1 vote (O'Brien absent) the Planning Commission recommended to the City Council the approval of the General Plan Amendment and related Zoning Ordinance Text Amendment; and

WHEREAS, on September 18, 2000, the City Council held a public hearing on the proposed General Plan Amendment, accepting public testimony and written report of the Community Development Department.

NOW, THEREFORE, BE IT RESOLVED, that the San Rafael City Council does hereby adopt the proposed amendment to the San Rafael General Plan 2000 to expand the permitted retail uses in the Hetherton Office District and to update the General Plan Program Priorities Chart, presented in Exhibits "G-1" and "G-2", respectively, of this resolution based on the following findings:

1. The public interest would be served by the adoption of the proposed amendment to the San Rafael General Plan 2000. Expanding the list of permitted, ground floor retail uses for properties fronting Fourth Street in the Hetherton Office District would: a) make the existing, ground floor retail uses (for those parcels fronting on Fourth Street) into conforming uses and b) would encourage the leasing of available ground-floor space along the Fourth Street corridor to viable, general retail uses and services. Secondly, the updating of the General Plan Program Priorities chart would be consistent with General Plan Implementation Goal I-A, which requires that the City take an active role in ensuring that the programs and priorities are periodically reviewed and revised.
2. The proposed amendment to the San Rafael General Plan 2000 would not be detrimental to the health, safety or welfare, or be materially injurious to properties or improvements in the vicinity, or to the general welfare of the City. Firstly, the proposed expansion of permitted retail uses for ground floor properties fronting Fourth Street in the Hetherton Office District would not be detrimental to the health and safety of existing uses or improvements in that, the planned uses would: a) be consistent and compatible with the current Fourth Street, ground floor uses in this district, b) would be limited to the ground floor commercial space for properties fronting Fourth Street and would therefore, not compromise the intent of the Hetherton Office District, and c) would be consistent and compatible with the pattern of existing and permitted ground floor retail uses in the abutting districts. Secondly, the expansion of permitted retail uses would be advantageous to the general welfare of the City in that, the amendment would promote the establishment of viable, general retail uses in an area that is appropriate for such uses. The updating of the General Plan Program Priorities chart would not be specific to or impact any one property and would not impact the overall goals and policies of the San Rafael General Plan 2000.

THE BOARD OF DIRECTORS OF THE COMPANY HAS REVIEWED THE FINANCIAL STATEMENTS OF THE COMPANY FOR THE YEAR ENDED 31 DECEMBER 2019 AND HAS APPROVED THEM FOR ISSUANCE TO THE SHAREHOLDERS OF THE COMPANY.

THE BOARD OF DIRECTORS OF THE COMPANY HAS REVIEWED THE FINANCIAL STATEMENTS OF THE COMPANY FOR THE YEAR ENDED 31 DECEMBER 2019 AND HAS APPROVED THEM FOR ISSUANCE TO THE SHAREHOLDERS OF THE COMPANY.

THE BOARD OF DIRECTORS OF THE COMPANY HAS REVIEWED THE FINANCIAL STATEMENTS OF THE COMPANY FOR THE YEAR ENDED 31 DECEMBER 2019 AND HAS APPROVED THEM FOR ISSUANCE TO THE SHAREHOLDERS OF THE COMPANY.

THE BOARD OF DIRECTORS OF THE COMPANY HAS REVIEWED THE FINANCIAL STATEMENTS OF THE COMPANY FOR THE YEAR ENDED 31 DECEMBER 2019 AND HAS APPROVED THEM FOR ISSUANCE TO THE SHAREHOLDERS OF THE COMPANY.

THE BOARD OF DIRECTORS OF THE COMPANY HAS REVIEWED THE FINANCIAL STATEMENTS OF THE COMPANY FOR THE YEAR ENDED 31 DECEMBER 2019 AND HAS APPROVED THEM FOR ISSUANCE TO THE SHAREHOLDERS OF THE COMPANY.

I, JEANNE M. LEONCINI, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council held Monday, the eighteenth of September, 2000, by the following vote, to wit:

AYES: Councilmembers: Cohen, Heller, Miller and Mayor Boro

NOES: Councilmembers: None

ABSENT: Councilmembers: Miller


JEANNE M. LEONCINI, City Clerk

Exhibit "G-1"
Hetherton Office General Plan
Amendment

General Plan
Third Quarter - 1000
GPA 004

Exhibit "C-1"
Hudson Office General Plan
Amendment



General Plan
Third Quarter - 2000
GPA 00-4



Amendment to Hetherton - Office land use designation
to expand permitted uses to include retail uses on the
ground floor for properties along the Fourth Street Corridor.

4-00 A 90

Long Street - 1000

Caution: 1/2

Long Street - 1000
Caution: 1/2



General Plan Amendment (GPA00-4)

Land Use Policy LU-13 (l) will read as follows:

1. **Hetherton Office (HO):** Office uses are encouraged. Ground floor business support retail, ground floor retail for parcels that front on Fourth Street, personal service, restaurant and live/work uses are allowed. Residential uses, if part of a mixed-use development, are allowed on the second floor and above.

Journal of the American Academy of Arts and Sciences

Volume 45, Number 1, Winter 2004

Editorial Introduction: The American Academy of Arts and Sciences
The Academy's 150th Anniversary: A History of the Academy
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Exhibit "G-2"
Update to General Plan
Program Priorities Chart

Exhibit "G-2"
Update to General Plan
Program Priorities Chart

IMPLEMENTATION GOAL

I-A Take an Active Leadership Role in Assuring the Implementation of General Plan Programs and to Encourage Public Review and Participation in all Aspects of the Planning Process and to Maintain and Periodically Revise and Update the City's General Plan as a Current Statement of Community Goals and Policies.

GENERAL PLAN PROGRAM PRIORITIES

C Priority - Current Normal Responsibilities

	Implementing Program	Lead Dept./Agency	Comment
LU-63	Coordination w/ Agencies/ Districts in San Rafael Planning Area	ALL	Ongoing
LU-p FBW-b	Street Tree Planting	PW	Some projects completed; ongoing; Downtown and other residential areas targeted.
LU-y C-f R-h	Capital Improvement Program (CIP)	CM, ALL	Ongoing
LU-aa	Water Facilities Development	PW, CD	Ongoing
LU-bb	Water Use, Conservation	MMWD, City	Ongoing
LU-cc	City Landscape Areas, water reduction	PW	Some projects completed; ongoing; working with MMWD to utilize reclaimed water as available.
LU-dd	Expand Reclaimed Water	MMWD, CMSA, PW, CD	Ongoing; Bay Trail/Shoreline Park construction.
LU-gg	Odor Mitigation near Treatment Plants	LGVSD, CD	Ongoing
LU-ii	Street Repair	PW	Ongoing
LU-kk	Street Lighting	PW, PD	Ongoing; Pickleweed Center: 12 lights

Agencies/Departments:

CD (Community Development); **CM** (City Manager); **CMSA** (Central Marin Sanitary); **CS** (Community Services); **FD** (Fire Department); **LIB** (Library); **LGVSD** (Las Gallinas Valley Sanitary District); **MMWD** (Marin Municipal Water District); **MS** (Management Services); **PD** (Police Department); **PW** (Public Works); **REDEV** (Redevelopment); **RWQCB** (Regional Water Quality Control Board); **SRSD** (San Rafael Sanitation District)

GENERAL PLAN PROGRAM PRIORITIES

LU-II	Install Facilities Directory Signs	PW, REDEV	Completed
LU-pp H-e	Hold Neighborhood Meetings	CD	Meeting policy adopted; ongoing
C-a	Traffic Monitoring	PW	Ongoing
C-I	Transit Service Evaluation	PW, CD	Completed
C-j	Coordination with Transit Providers	PW, CD	Countywide Multimodal Plan being developed (99-00)
C-r	Evaluate Bicycle Route System	PW, CS, CD, CM	Some projects completed; ongoing; new City Bicycle and Pedestrian Advisory Committee (January, 1999); draft bicycle plan due 12/00.
H-c	Fast Track Processing	CD	No procedures; ongoing
H-d	Provide Adequate Staff for Project Review	CM	Completed; Community Development Department reorganization completed in September, 1998
H-I	Redevelop Agency Assistance for Housing	REDEV	Some projects completed; ongoing; Specific projects include funding for: Gordon's Opera House, Center for Independent Living, Carmel Hotel, Lone Palm Court, Centertown, One H Street, Rotary Manor, Ecology House, and Boyd House.
H-j	Provide Technical Assist to Non-Profits	HSNG SPEC	Several active projects; ongoing
H-k	No Housing Discrimination	CD	Ongoing
H-m	Residential Rehab Programs	HSNG AUTH	Ongoing
H-n	Presale Inspections	CD	Ongoing
H-p	Rental Housing Assistance	CM, HSNG AUTH	Ongoing
H-q	Assist Acquisition of Rental Housing	CM, HSNG AUTH	ongoing
H-r	Energy Conservation Improvements	MARIN CIT FOR ENERGY, PG&E	Ongoing
H-v	New Housing Construction	CD	Ongoing; Target: 2,210 from 1988-1995. Built from 1988-1995: 1,926
H-bb	Accessible Units for Physically Disabled	CD	Ongoing; Approximately 300 units built since 1986

Agencies/Departments:

CD (Community Development); CM (City Manager); CMSA (Central Marin Sanitary); CS (Community Services); FD (Fire Department); LIB (Library); LGVSD (Las Gallinas Valley Sanitary District); MMWD (Marin Municipal Water District); MS (Management Services); PD (Police Department); PW (Public Works); REDEV (Redevelopment); RWQCB (Regional Water Quality Control Board); SRSD (San Rafael Sanitation District)

H-cc	Subsidized Housing Programs	CM, REDEV	Ongoing; limited outside funds; Target: 100 between 1998-July 1995; Rehabilitated and restricted to very low and low incomes: 206
R-f	Pursue Funding for Recreation	CS, MS	Many active projects; ongoing; Specific major projects include: Shoreline Park Improvements; Sun Valley Park renovation, Victor Jones Playground; Boyd Park renovation; Oleander Park renovation; Gerstle Park renovation; Terra Linda Park renovation; Freitas Park renovation; Bernard Hoffman Park purchase and new playground; Pickleweed Park improvements; Pickleweed Community Center Expansion and field renovation; Terra Linda Pool renovation; Parkside Children's Center.
NE-b	Secure Private Open Space	CD, PW	Ongoing
NE-d	Water Quality Monitoring	CD, PW, CO. HEALTH, RWQCB	Ongoing; New engineer position created 6/96 to monitor storm drain water quality; City is active participant in MCSTOPP.
NE-g	Wetland Mitigation	CD, STATE/FED	Ongoing; Major projects include: Vista Marin, Marin Lagoon, Deer Valley Apartments, Northview, Home Depot, Corp. Yard
NE-h	Endangered Species Protection	CD	Ongoing; See Major projects listed above in NE-g
S-g	Incremental Flood Control Improvements	PW	Ongoing
S-i	Levee Improvements	PW	Interim Canal improvements complete; ongoing
D-a	Support of <i>Our Vision</i>	CC, CM, CD, REDEV	Ongoing
DT-b	Support the Downtown Vision Committee.	REDEV, CD	Complete; Committee from 9/93-9/96.
DT-c	Streamline City permitting.	CD, MS, FD, PD	Ongoing; Installation of CRW permit tracking system in Community Development.
DT - d	Encourage community groups to develop funding sources for Downtown.	CM, REDEV, PW	Ongoing
DT-e	Encourage high profile signature events.	REDEV, CM	Ongoing

Agencies/Departments:

CD (Community Development); CM (City Manager); CMSA (Central Marin Sanitary); CS (Community Services); FD (Fire Department); LIB (Library); LGVSD (Las Gallinas Valley Sanitary District); MMWD (Marin Municipal Water District); MS (Management Services); PD (Police Department); PW (Public Works); REDEV (Redevelopment); RWQCB (Regional Water Quality Control Board); SRSD (San Rafael Sanitation District)

GENERAL PLAN PROGRAM PRIORITIES

DT-g	Support business development efforts Downtown.	REDEV, CM, CD	Ongoing
DT-h	Encourage entertainment activities Downtown.	CD, CM, REDEV	Ongoing
DT-j	Keep and support the City library Downtown.	LIB	Ongoing
DT-o	Monitor Downtown Development.	CD, PW	Ongoing
DT-p	Organize and manage the Downtown Retail Core.	REDEV, CM, CD	Ongoing
DT-r	Fourth St. Retail Core as the primary staging area for Downtown.	CD, CM, REDEV	Ongoing
DT-t	Support cultural resources.	CM, CS, LIB	Ongoing
DT-aa	Support efforts to plant trees.	REDEV, PW	Ongoing; 100 planted Downtown
DT-cc	Underground on 2nd and 3 rd Sts.	REDEV, PW	Completed
DT-dd	Support efforts to maintain and improve gateway monuments.	REDEV, CM, CD, PW	Completed in 1989
DT-ee	Maintain street patrol.	PD	Ongoing
DT-ff	Incorporate design policies into project design review.	CD	Ongoing
DT-kk	Monitor traffic conditions.	PW, CD	Ongoing
DT-nn	Continue parking under 101, and expand if possible.	CM, REDEV	Ongoing
DT-oo	Require bicycle parking in larger projects, and provide public parking for bicycles, mopeds, and motorcycles.	CD	Ongoing
FBW-a	Planned Develop Zoning	CD	Ongoing
FBW-c	101 Landscape Review	PW, CD	
FBW-g	Highway 101 Frontage Parcels	REDEV/CD	Ongoing; Car Dealerships
ESR-a	Redevelopment Role; assist in	REDEV	Ongoing; See H-i

Agencies/Departments:

CD (Community Development); CM (City Manager); CMSA (Central Marin Sanitary); CS (Community Services); FD (Fire Department); LIB (Library); LGVSD (Las Gallinas Valley Sanitary District); MMWD (Marin Municipal Water District); MS (Management Services); PD (Police Department); PW (Public Works); REDEV (Redevelopment); RWQCB (Regional Water Quality Control Board); SRSD (San Rafael Sanitation District)

	Housing Redevelopment		
ESR-e	Provide incentives for neighborhood services	CD	Ongoing
ESR-o	Encourage use of bright paint colors	CD	Ongoing; part of project review
ESR-p	Require concrete sidewalks	CD, PW	Ongoing; part of project review
ESR-q ESR-iii	Require trash receptacles some projects	CD	Ongoing; part of project review
ESR-r	Screen dumpsters in new projects	CD	Ongoing; part of project review and code enforcement activity.
ESR-r	Encourage screening of existing dumpsters	CD	Ongoing; part of project review
ESR-s	Screen outdoor storage in new projects	CD	Ongoing; part of project review
ESR-t	Building design at entry locations	CD	Ongoing; part of project review
ESR-u	Maintain view corridors	CD	Ongoing; part of project review
ESR-w	Neighborhood meetings	CD	Ongoing; part of project review
ESR-x	Maintenance of City Properties	PW	Ongoing
ESR-dd	Encourage increased use of meeting rooms	CS	Ongoing; Pickleweed hours expanded; rental for community groups reduced.
ESR-ee	Neighborhood use priority for meeting rooms	CS	Completed
ESR-ff	Prioritize use of Pickleweed facilities	CS	Ongoing
ESR-gg	Review use/hours of Pickleweed facilities	CS	See ESR-dd
ESR-jj	Support City-wide child care task force	CS	
ESR-ll	Encourage new private child care centers	CS	Ongoing

Agencies/Departments:

CD (Community Development); CM (City Manager); CMSA (Central Marin Sanitary); CS (Community Services); FD (Fire Department); LIB (Library); LGVSD (Las Gallinas Valley Sanitary District); MMWD (Marin Municipal Water District); MS (Management Services); PD (Police Department); PW (Public Works); REDEV (Redevelopment); RWQCB (Regional Water Quality Control Board); SRSD (San Rafael Sanitation District)

GENERAL PLAN PROGRAM PRIORITIES

ESR-mm	Expedite processing of child care centers	CD	Ongoing; part of project review
ESR-nn	Continue GP child care incentives	CD	Ongoing; part of project review
ESR-pp	Encourage after-school activities	CS	Ongoing; scholarships provided
ESR-qq	Design condition to retain landscaping	CD	Ongoing; part of project review
ESR-ww ESR-mmm	Maintain, accelerate car towing program	PD, CD	Ongoing
ESR-ooo	Support auto dismantling	CD	Ongoing, part of project review
ESR-vvv	Initiate/support self-help efforts	PD	Ongoing
ESR-www	Continue review of projects for crime prevention design	PD	Ongoing
ESR-aaaa	Continue multilingual police training	PD	Ongoing
ESR-eeee	Support multilingual health services	County of Marin	
ESR-gggg	City Bellam site cleanup	CD, MS	Complete
M/HV-b	Encourage homeownership.	CD	Apartment vacancy rate currently does not allow for condominium conversions
M/HV-c	Support commercial areas.	CD	Ongoing
M/HV-e	Support policies R-21, -23 re. public use of High School recreation facilities; provide neighborhood park facilities as part of any recreation development.	CM, CD	This only applies if San Rafael High is bought or closes.
M/HV-g	Streetscape improvements as part of new development/remodels and to Canal waterfront.	CD	Ongoing; part of project review
M/HV-i	Street tree maintenance.	PW	Ongoing

Agencies/Departments:

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M/HV-m	Police presence, tow abandoned cars, support enforcement of traffic laws.	PD	Ongoing
M/HV-q	Use of County's radar trailer sign for educational/citation.	PD	Ongoing; City purchased 2 radar trailers in 1999.
M/HV-v	Improved Montecito parking.	CD	Ongoing
CB-b	Canal Dredging and Flood Control	PW, CORPS OF ENG	Ongoing; seeking Federal funds
CB-m	Allardt's Trust	REDEV	Ongoing

Agencies/Departments:

CD (Community Development); **CM** (City Manager); **CMSA** (Central Marin Sanitary); **CS** (Community Services); **FD** (Fire Department); **LIB** (Library); **LGVSD** (Las Gallinas Valley Sanitary District); **MMWD** (Marin Municipal Water District); **MS** (Management Services); **PD** (Police Department); **PW** (Public Works); **REDEV** (Redevelopment); **RWQCB** (Regional Water Quality Control Board); **SRSD** (San Rafael Sanitation District)

GENERAL PLAN PROGRAM PRIORITIES

1-A Priority - SPECIAL PROJECTS ACTIVE AT TIME OF GENERAL PLAN ADOPTION

	Implementing Program	Lead Dept./Agency	Comment
LU-v	Police Staffing Needs Evaluation	Police	Ongoing; Approximately 30 vacant positions filled
LU-ee	Water Conservation Standards	MMWD, PW, CD	Ongoing; part of project review
C-b	Approval Procedures In Traffic Impact Areas	CD	Completed; Priority Projects Procedure (PPP)
C-g	Andersen Drive Terminus	PW, REDEV, CD	Completed; road completed in April, 1998
C-k	Downtown Transit Center	PW, REDEV, PD	Completed; transit center built in 1989
C-l	Regional Transportation Participation	CD, PW	Ongoing; Congestion Management Agency and Countywide Planning Agency
C-m	Regional Funding of Highway 101 Improvements	CM, PW	Ongoing; Two recent attempts at sales tax funding defeated.
C-p	TSM Programs	PW, CD	Limited ongoing work
H-a	Housing Specialist Position	CM	Ongoing; contract position funded and increased staff time.
H-b	Housing Fund	CM, CD	Ongoing; some progress
H-ff	Emergency Housing for homeless	COUNTY and CITY	Study completed.
H-kk	Housing Opportunity Areas--DT Sites	REDEV, CM	Ongoing; major projects underway and completed; Specific projects include: Lofts at Albert Park; Lone Palm Court, Centertown, Boyd Court, Clocktower, Rafael Town Center.
R-a	Peacock Gap Neighborhood Park	CS, PW	Complete
R-b	Pickleweed Park Master Plan	CS	Completed
R-d	City/Schools Joint Powers Agreement	CS, CM, SCHOOLS	Ongoing
S-a	Update Geotechnical Review Matrix	PW, CD	Ongoing; periodic reviews

Agencies/Departments:

CD (Community Development); CM (City Manager); CMSA (Central Marin Sanitary); CS (Community Services); FD (Fire Department); LIB (Library); LGVSD (Las Gallinas Valley Sanitary District); MMWD (Marin Municipal Water District); MS (Management Services); PD (Police Department); PW (Public Works); REDEV (Redevelopment); RWQCB (Regional Water Quality Control Board); SRSD (San Rafael Sanitation District)

GENERAL PLAN PROGRAM PRIORITIES

S-e	Drainage System Master Plans	PW, REDEV	Ongoing
S-k	US Army Corps of Eng. Flood Study	PW, REDEV	Ongoing; seeking Federal Funds.
S-n	Disaster Preparedness Plan	FD, PD, OES	Completed
S-o	Neighborhood Disaster Plan	FD, PD, Red Cross, OES	Ongoing; significant progress; DART program
NG-b	Coord. w/ Marin County on County Expansion	CM, CD, CO ADMIN	Ongoing; several projects
NG-c	Coord. w/ Marin County re. unincorporated growth	CD	Ongoing; several projects
DT-f	Encourage public events throughout Downtown.	CM, CD, REDEV	Ongoing; Major events include: Farmer's Market, Car Parade, Brewfest, Italian Street Painting Festival, Parade of Lights, Bike Race, Summer Concert at Falkirk, and San Rafael Soccer Parade.
DT-i	Revise City policies and regulations as to meet market needs.	CD	Ongoing
DT-m	Adopt development standard changes for housing projects which recognize Downtown's urban character.	CD	Complete
DT-q	Rafael Film Center.	REDEV	Center opened on April 6, 1999.
DT-u	Adopt standards which guide the mix and location of uses.	CD	Complete
DT-w	Adopt standards encouraging development consistent with <i>Vision</i> .	CD	Complete
DT-x	Adopt design guidelines.	CD	Complete; advisory guidelines
DT-bb	Newsracks	REDEV, PW	Complete
DT-ii	Andersen Drive streetscape.	CD, PW, REDEV	Complete
M/HV-a	Zoning changes.	CD	Complete

Agencies/Departments:

CD (Community Development); CM (City Manager); CMSA (Central Marin Sanitary); CS (Community Services); FD (Fire Department); LIB (Library); LGVSD (Las Gallinas Valley Sanitary District); MMWD (Marin Municipal Water District); MS (Management Services); PD (Police Department); PW (Public Works); REDEV (Redevelopment); RWQCB (Regional Water Quality Control Board); SRSD (San Rafael Sanitation District)

GENERAL PLAN PROGRAM PRIORITIES

Agencies/Departments:

CD (Community Development); **CM** (City Manager); **CMSA** (Central Marin Sanitary); **CS** (Community Services); **FD** (Fire Department); **LIB** (Library); **LGVSD** (Las Gallinas Valley Sanitary District); **MMWD** (Marin Municipal Water District); **MS** (Management Services); **PD** (Police Department); **PW** (Public Works); **REDEV** (Redevelopment); **RWQCB** (Regional Water Quality Control Board); **SRSD** (San Rafael Sanitation District)

1-B Priority - SPECIAL PROJECTS EXPECTED TO BE STARTED WITHIN 2 YEARS OF PLAN ADOPTION

	Implementing Program	Lead Dept./Agency	Comment
LU-a	Zoning Text Revisions	CD	Complete
LU-b	Zoning Consistency with GP	CD	Complete
LU-c	Redevelopment Plan Update	REDEV, CD	Complete
LU-e	Annual General Plan Review	CD	Ongoing
LU-f	Procedures for Amending General Plan	CD	Complete
LU-l	Design Review of Conversions	CD	Ongoing; as required by the Zoning Ordinance
LU-m	Residential Conversions (Yard Standards)	CD	Ongoing; as required by the Zoning Ordinance
LU-n	Apartment Recreation Standards	CD	Ongoing; as required by the Zoning Ordinance
LU-o	Prepare Tree Preservation Ordinance	CD	Draft completed in 1991. Ordinance not adopted.
LU-q	Prepare Hillside Site Design Standards	CD	Completed
LU-r FBW-e	Design Plans for Downtown, Canal, and Francisco Blvd.	REDEV, CD, PW	Downtown Vision completed; Draft of Francisco Blvd. standards
LU-x	Library Construction	LIB	Ongoing
LU-ff	Sewer Capacity	PW, LGVSD, SRSD, CMSA	Ongoing
LU-mm	City-wide Child Care Study	CS	Updates are done annually based on survey information
C-c	Circulation Improvement Committee	CC, PW, CD	No committee; staff work ongoing
C-d	Unused/Bonus Trip Allocations Procedure	CD	Update of Appendix B completed 2/2000
C-o	Area Transportation Improvement Ords.	PW, CD	Completed

Agencies/Departments:

CD (Community Development); **CM** (City Manager); **CMSA** (Central Marin Sanitary); **CS** (Community Services); **FD** (Fire Department); **LIB** (Library); **LGVSD** (Las Gallinas Valley Sanitary District); **MMWD** (Marin Municipal Water District); **MS** (Management Services); **PD** (Police Department); **PW** (Public Works); **REDEV** (Redevelopment); **RWQCB** (Regional Water Quality Control Board); **SRSD** (San Rafael Sanitation District)

GENERAL PLAN PROGRAM PRIORITIES

H-l	Maintain Exist Residential Zoning	CD	Completed
H-t	Contempo Mobile Home Zoning	CD	Completed
H-aa	Mixed Use Zoning	CD	Ongoing; as allowed by the Zoning Ordinance
H-li	Water Moratorium, New Supplies	CD	Moratorium is over
H-jj	Annual Tracking of Housing Activity	CD	Ongoing
H-kk	Housing opportunity site: Former SR San District	REDEV, CM	No activity
R-c	Subdivision Ordinance (Quimby Park Ded)	CS, CD	Completed
NE-a	Open Space Management Plan	CD, PW, CS, FD, PD,	Completed
NE-f	Wetland Ordinance	CD	Completed; part of Zoning Ordinance
S-c	Hazardous Waste Management Plan	CO, PLNG, CD	Plan completed; awaits State action
S-d	Seismic Building Reinforcement Ordinance	CD	Completed
S-h	Monitor Settlement	CD	No activity
RES-c	Peacock Gap Neighborhood Plan Amendments	CD	No activity
SVS-c	Diked Baylands Rezoning	CD, CO, PLNG	No activity
SVS-d	Advance Army Corps Determination	COE, CD	No activity
NG-a	Amend Northgate Activity Center Plan	CD	No activity
DT-s	Connect the Village to the Fourth Street Retail.	REDEV	Ongoing
DT-v	Priority Processing For PG&E	CD, CM, REDEV	Completed

Agencies/Departments:

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Site		
DT-y	Facade improvement program.	REDEV, CD Ongoing with project review; private market handles this with available redevelopment loan/grant program assistance.
DT-II	Comprehensive parking strategy.	REDEV, PW, PD, CD, MS Study in progress by Redevelopment.
FBW-d	Modify Heavy Commercial and Industrial Zoning	CD Completed
ESR-g	Negotiate improved public access to Canal at Front, Mill, Canal Streets	REDEV Seafood Peddler completed first phases.
ESR-h	Design plans for Shoreline, Canal, 101 freeway frontages	CD Enhancement Plans and Francisco Boulevard draft design guidelines.
ESR-i	Construct "safe crossings"	REDEV, PW Ongoing
ESR-m	Encourage GGBC to cover bus stops	GGBD Ongoing
ESR-v	Add standard to City's design review ord. to provide/retain good landscaping	CD Ongoing; required by Zoning Ordinance
ESR-aa ESR-bb	Canal/Harbor Park; acquisition and development of Holiday Magic site	REDEV, CS, PW, PD, CD Acquisition of property did not occur. Property is currently under construction/rehabilitation.
	Acquisition/Development of Remainder of Canal/Harbor Park	 See above.
ESR-y	City Bellam site playfields development	CS Additional cost to City/RA. Not new in that part was part of General Plan, however park size significantly enlarged and priority would change from 2 to lower 1/hi 2.
ESR-cc	Continued development of Pickleweed Park	CS Ongoing; Pickleweed Park Advocacy Board established.
ESR-II	Provide ESL needs info to College of Marin	CD Complete

Agencies/Departments:

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GENERAL PLAN PROGRAM PRIORITIES

ESR-oo	Child care advocate on School Committee	CM	No activity. Committee disbanded.
ESR-ss	Improve nuisance abatement ord./process	CD	yes. Ord. revision work
ESR-tt ESR-ggg	Ongoing recycling, cleanup campaign	ALL and East San Rafael Community	Staffing implications. New position?
ESR-uu	Evaluate zoning parking standards	CD	Completed with Zoning Ordinance Update
ESR-vv	Consider stricter remodel parking standards	CD	Completed with Zoning Ordinance Update
ESR-hhh	New public trash containers & pickup	PW	Some containers added 1989, no cost. Add'l could increase garbage pickup cost
ESR-jjj	New property owner litter pickup regulation	CD	Ongoing; part of project review
ESR-lll	Until ordinance revised, encourage litter pickup	CD	yes. Staffing implications; depends on enforcement levels.
ESR-ppp	Publicize process for reporting abandoned cars	PD, CD	Ongoing
ESR-qqq	Conduct regular abandoned vehicle "sweeps"	PD, CD	Ongoing
ESR-sss	Improve process for towing cars on private property	PD, CD	Ongoing
ESR-ttt	Add police staff as City grows, calls increase or seriousness of calls increase	PD	Ongoing; Approximately 30 filled positions since 1996.
ESR-uuu	Continue to increase police efficiency	PD	Ongoing
ESR-bbbb	Request ESR rep on Marin Health Council	CM	Complete
ESR-cccc	Forward needs info to Marin Health Council	CD	Complete
M/HV-f	Design guidelines	CD	Ongoing; part of project review

Agencies/Departments:

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CB-a	Special Use Permit Procedure	CD	Part of Zoning
CB-c	Protective Marine Use Zoning	CD	Part of Zoning
CB-h	Canal/Harbor Park	REDEV/PW/CD	Acquisition of the Holiday Magic building was pursued to assist with Park development but will not occur due to a redevelopment of the site to a non-park use.
CB-k	Montecito Shopping Center	REDEV	Completed

Agencies/Departments:

CD (Community Development); CM (City Manager); CMSA (Central Marin Sanitary); CS (Community Services); FD (Fire Department); LIB (Library); LGVSD (Las Gallinas Valley Sanitary District); MMWD (Marin Municipal Water District); MS (Management Services); PD (Police Department); PW (Public Works); REDEV (Redevelopment); RWQCB (Regional Water Quality Control Board); SRSD (San Rafael Sanitation District)

GENERAL PLAN PROGRAM PRIORITIES

2 Priority - SPECIAL PROJECTS EXPECTED TO BE STARTED WITHIN 2-5 YEARS OF PLAN ADOPTION

	Implementing Program	Lead Dept./Agency	Comment
LU-d	Subdivision Ordinance	CD, PW	No activity
LU-h	Urban Services Area (USA) Review	CD	Ongoing
LU-r CB-d	Canal, Bayfront Design Plan	CS, PW, CD, REDEV	Shoreline Enhancement Plan completed.
LU-ij	Street Sweeping Demonstration Project	PW	Completed
LU-hh	Sewer Condition Inventory/Improvements	PW, SRSD	Ongoing
LU-nn	Public Arts Ordinance	LIB	No activity
H-b	Housing Fund Evaluation	REDEV, CD	Ongoing
H-u	Subsidized Rental Projects	REDEV, CD	Ongoing
H-x	BMR Rental Regulations	REDEV, CD	
H-dd	Affordable Housing Incentives, Regs	REDEV, CD	Ongoing; Target: 220 moderate income units built between 1988-1995. Built units: 172
H-ee	BMR Housing Evaluation	CD	Ongoing; Amended policy in February 2000
H-hh	In-Lieu Housing Fees Evaluation	CD	No Activity
H-ij	Housing Activity Tracking; Policies & Programs to Preserve Social Diversity	CD/REDEV	Ongoing
H-ll	Affordable Housing Sites Study Update	REDEV	No Activity
C-e	Circulation Element Revision	CD, PW	Studies ongoing
C-n	Transit Stations Evaluation	CD, PW	No activity
S-f	Title 18 Flood Protection Standards	PW	
S-j	Levee Maintenance Funding	PW	No activity

Agencies/Departments:

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GENERAL PLAN PROGRAM PRIORITIES

S-I	Erosion Control	PW, CD	No activity; erosion control part of standard conditions of approval
N-a	Noise Ordinance	CD, PD	New noise ordinance being developed.
SVS-1	Specific Plan; SVS Adv. Comm.	CD	Completed in May 2000
DT-z	Develop an Urban Design Plan.	CD, REDEV, PW	No activity
DT-hh	Mahon Creek	CD, REDEV	Ongoing; MTC funding for Mahon Path. Mahon Creek Concept Plan approved in 1998; construction in Fall 2000.
DT-jj	Circulation improvements	PW	Ongoing
ESR-x	Improve landscape median maintenance	PW	Involves increase maintenance; current budget for annual median maintenance is \$162,000.
ESR-50	Develop remaining park facilities at City Bellam site	CS, REDEV, PW, CD	See ESR-y, Priority 1. Park facilities no longer being considered at this site.
ESR-50	Develop remaining Pickleweed Park facilities	CS, REDEV, PW, CD	Ongoing. In General Plan now. (Is an added cost est. @ \$750,000 to redo fields and \$1.5 million for center)
ESR-kk	Possible child care use of City park site	CD, CS	Childcare use of park site is no longer being considered.
ESR-aaa	Feasibility study of permit parking	CD	No activity
ESR-eee	Consultant parking study	CD	No activity
ESR-mmm	Towing, signing and street sweeping program	PD, PW	Ongoing: sign, tow and street sweeping programs. Street sweeping budget: \$166,000
ESR-xxx	Andersen Drive construction	PW	Completed in 4/1998
ESR-zzz	Increase speed enforcement	PD	Ongoing
M/HV-d	Redevelop the School District's bus/maintenance yard.	REDEV	Will occur upon school district sale of the site.
M/HV-k	Fourth Street enhancements.	REDEV	Complete in 1998.
M/HV-n	Develop a Drainage Plan.	PW	
M/HV-o	Assessment District.	PW	
M/HV-p	Traffic improvements.	PW	Ongoing
M/HV-r	Pedestrian Plan.	PW/CD	

Agencies/Departments:

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GENERAL PLAN PROGRAM PRIORITIES

M/HV-s	Add safe crosswalks, striping, speed limit signs where needed.	PW	Ongoing
M/HV-t	Curbs and gutters on high priority streets	PW	Ongoing
M/HV-u	Improved pick-up/drop-off area at the San Rafael High gym.	CD, PW, SCHOOL DISTRICT	School District bonds approved; site plans underway
M/HV-w	Parking survey.	PW	
CB-g	Seek Shoreline Band Implementation	CS, CD	Ongoing; Bayview Marsh, MMWD Pond sections complete. Grant secured for Shoreline Green section in April 2000.

Agencies/Departments:

CD (Community Development); CM (City Manager); CMSA (Central Marin Sanitary); CS (Community Services); FD (Fire Department); LIB (Library); LGVSD (Las Gallinas Valley Sanitary District); MMWD (Marin Municipal Water District); MS (Management Services); PD (Police Department); PW (Public Works); REDEV (Redevelopment); RWQCB (Regional Water Quality Control Board); SRSD (San Rafael Sanitation District)

3 Priority - LONGER TERM IMPLEMENTATION

	Implementing Program	Lead Dept./Agency	Comment
LU-g	Five-Year Update of General Plan	CD	Completed
LU-i	LAFCo Adoption of USA/Annexation	CD	No activity
LU-j	Development Standards Revisions	CD, PW	Completed
LU-k	Sign Ordinance	CD	No activity
LU-s	Public Parking	CD, REDEV	No activity
LU-t	Motel Remodels	CD, REDEV	Ongoing
LU-u	Joseph Court Fire Station	FD	Fire Station now used for independent ambulance service only
LU-w	City Hall Expansion	CM	No activity
LU-z	City Corporation Yard	PW, REDEV	Completed; relocation approved
LU-oo	Falkirk Master Plan	LIB	Completed
LU-qq	Legalize/abate illegal units	CD	Ongoing; as owners apply for legalization
C-h	Highway 101 Landscaping Review	CALTRANS, PW, CD	Ongoing
C-q	Safe Walking/Bicycling to School	PW, PD, SCHOOLS	Initiative under review by the Bicycle Advisory Committee.
C-s	McInnis Parkway Prelim Design Study	PW, CD	No activity
H-g	Housing Element Revision	CD	
H-h	Develop Review and Streamlining	CD	Completed
H-m	Rehab Loan Program (City Actions)	CM	Ongoing [duplicate prog- C priority]
H-o	Condominium Conversion Ordinance	CD	No activity

Agencies/Departments:

CD (Community Development); CM (City Manager); CMSA (Central Marin Sanitary); CS (Community Services); FD (Fire Department); LIB (Library); LGVSD (Las Gallinas Valley Sanitary District); MMWD (Marin Municipal Water District); MS (Management Services); PD (Police Department); PW (Public Works); REDEV (Redevelopment); RWQCB (Regional Water Quality Control Board); SRSD (San Rafael Sanitation District)

GENERAL PLAN PROGRAM PRIORITIES

H-s	Housing Displacement Downtown Study	CD	No activity
H-y	BMR Eligibility Guidelines	CD	No activity
H-z	Encourage Limited Equity Cooperatives	CM	No activity. Target: 50 units between 1988-July, 1995; Built:
H-gg	Second Units	CD	Ongoing; Target: 35 new units between 1988-July, 1995; Built: 34
H-kk	Hsg Opp Area - Smith Ranch	CD	Some proj. Completed; underway
H-kk	Hsg Opp Area - Silveira, St. Vincent's	CD	Task Force recommendation completed in May 2000
H-mm	Housing Sites in Bus/Indust Areas	CM, CD	No activity
R-e	School Site Recommendations	CM, SCHOOLS	No activity
R-g	Recreation Needs Survey	CS	No activity
NE-c	Barbier Open Space Transfer	PW	No activity
NE-i	Houseboat Ordinance	CD	Ongoing
S-m	Emergency Connectors	PW, PD, FD	No eval. Activity; 1 connector constructed
RES-b	Lincoln Avenue Corridor Plan	CD	No activity
RES-d	Bret Harte Neighborhood Plan	CD	No activity
SVS-a	Prezoning Action for St. Vincent's/Silveira	CD	No activity; Task Force recommendation completed in May 2000
SVS-b	St. Vincent's/Silveria Annexation	CD	No activity; Task Force recommendation completed in May 2000
DT - l	Support efforts to develop a major community entertainment and/or educational facility.	REDEV, CM	Ongoing; San Rafael Theater complete and negotiations underway for multiplex theater.
DT - k	Public market .	REDEV	No activity
DT - n	Feasibility study of utilizing unused potential of parking lots for residential use.	REDEV	No activity
DT - gg	Courthouse Square Plaza	CM, CD, REDEV, PW	Design underway for C Street Plaza. Construction in 2001.

Agencies/Departments:

CD (Community Development); CM (City Manager); CMSA (Central Marin Sanitary); CS (Community Services); FD (Fire Department); LIB (Library); LGVSD (Las Gallinas Valley Sanitary District); MMWD (Marin Municipal Water District); MS (Management Services); PD (Police Department); PW (Public Works); REDEV (Redevelopment); RWQCB (Regional Water Quality Control Board); SRSD (San Rafael Sanitation District)

DT - mm	Expansion of Downtown Parking District(s).	REDEV, PW, CD	Parking evaluation underway by Redevelopment Agency.
FBW-f	FBW Shopping Center Redev.	REDEV	Ongoing; some projects complete; Shamrock Center in 1999.
ESR-b	Redev. participation in dev/redev Marine uses	REDEV	Consistent with General Plan policy CB-e
ESR-c	Redev. partic. In non-res. upgrading	REDEV	Ongoing
ESR-d	Redev. assist. w/ shopping center redev.	REDEV	Ongoing
ESR-j	Install street trees and shrubs	REDEV, PW	Consistent w/ prior General Plan ESR-c
ESR-k ESR-zz	Construct limited sidewalks	PW	Ongoing; standard condition of approval
ESR-l	Construct bicycle paths	PW	Bicycle/Pedestrian Advisory Committee plan due 12/2000.
ESR-n	Underground utilities on some streets	PW, REDEV	No activity
ESR-hh	Additional meeting room space	CD	No activity
ESR-xx	Encourage apt. parking structures	CD	Ongoing; part of project review
ESR-yy	Est. design standards for parking screening	CD	Completed with zoning ordinance update
ESR-bbb	Identify new parking lot possibilities	REDEV, CD	Ongoing
ESR-ccc	Explore ways to improve ord. to limit onstreet car repair	CD, PD	Ongoing
ESR-ddd	Review, encourage improved enforcement of ord prohibiting cars with "for sale" sign	CD, PD	Ongoing
ESR-fff	Publicize street sweeping schedule	PW	Ongoing
ESR-rrr	Develop list of tow companies	CD/PD	Completed; PD maintains updated list
ESR-yyy	Consider a police kiosk/call box	PD	Not initiated; requires additional staffing

Agencies/Departments:

CD (Community Development); CM (City Manager); CMSA (Central Marin Sanitary); CS (Community Services); FD (Fire Department); LIB (Library); LGVSD (Las Gallinas Valley Sanitary District); MMWD (Marin Municipal Water District); MS (Management Services); PD (Police Department); PW (Public Works); REDEV (Redevelopment); RWQCB (Regional Water Quality Control Board); SRSD (San Rafael Sanitation District)

GENERAL PLAN PROGRAM PRIORITIES

M/HV-h	Screen Fire Station training yard.	FD	No activity
M/HV-j	Improve enforcement of city codes.	CD	Two additional code enforcement positions created.
M/HV-l	Develop list of specific areas needing lights and add street lights.	PW	No activity
M/HV-x	Consider a Permit Parking Program.	CM	No activity
M/HV-y	Time-limited parking.	PW	No activity
M/HV-z	Public parking.	REDEV	Downtown parking structure under review.
CB-e	Redev Assist of Marine Uses	REDEV	Ongoing; through project review
CB-f	Pub/Private Partnerships, Waterfront	REDEV	Ongoing; through project review
CB-i	Possible Marina Green	CS	Marina Green project is no longer being considered.
CB-j	Prepare Beach Park Improvement Plan	CS, REDEV	Beach Park improvements completed as part of the Seafood Peddler project.
CB-l	Relocate Existing Pump Station	PW	Study underway; no plans to relocate p. stn.

Agencies/Departments:

CD (Community Development); CM (City Manager); CMSA (Central Marin Sanitary); CS (Community Services); FD (Fire Department); LIB (Library); LGVSD (Las Gallinas Valley Sanitary District); MMWD (Marin Municipal Water District); MS (Management Services); PD (Police Department); PW (Public Works); REDEV (Redevelopment); RWQCB (Regional Water Quality Control Board); SRSD (San Rafael Sanitation District)

RESOLUTION NO. 11070

RESOLUTION OF THE SAN RAFAEL CITY COUNCIL APPROVING AN AMENDMENT TO THE SAN RAFAEL GENERAL PLAN 2000 TO: A) AMEND THE LAND USE MAP OF THE LAND USE ELEMENT REDESIGNATING PROPERTY LOCATED AT 1125 B STREET FROM PARK/OPEN SPACE/CONSERVATION TO PUBLIC/QUASI-PUBLIC (APN 011-131-03); B) AMEND THE LAND USE MAP OF THE LAND USE ELEMENT REDESIGNATING 16+ ACRES OF LAND LOCATED AT NORTH SAN PEDRO ROAD AND LOS RANCHITOS ROAD FROM PUBLIC/QUASI-PUBLIC AND HIGH DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL AND PARK/OPEN SPACE/CONSERVATION LAND USE DESIGNATIONS FOR THE RANCHITOS PARK DEVELOPMENT (APN 179-131-01 AND A PORTION OF 179-142-30); AND C) AMEND APPENDIX B- LAND USE TRAFFIC ALLOCATIONS TO RETURN SURPLUS PM PEAK HOUR TRIPS FROM FULLY DEVELOPED SITES TO THE GENERAL TRIP RESERVE (GPA 00-02 and GPA 00-05)

The City Council of the City of San Rafael finds and determines:

WHEREAS, applications to amend the San Rafael General Plan 2000 have been filed to address two projects: a) the construction of a new museum facility for the Marin History Museum located at 1125 B Street (GPA 00-05); and b) the proposed Ranchitos Park Development, a multi-use development proposed for 17.6 acres located at North San Pedro Road and Los Ranchitos Road (GPA 00-02); and

WHEREAS, in February 2000, Signature Properties filed an application to amend the San Rafael General Plan 2000 (GPA 00-02) and accompanying planning applications requesting approval of the Ranchitos Park Development, a planned development of 134 residential units, a three-acre neighborhood park, a 0.9-acre parcel for development of a church gymnasium/classroom facility, maintenance of a PG & E gas pressure facility and a wetland mitigation area, on a 17.6-acre site at North San Pedro Road and Los Ranchitos Road. The amendment proposes to: a) amend the General Plan land use designation of the property from Public/Quasi-Public and High Density Residential to Medium Density Residential and Parks/Open Space/Conservation; and b) amend General Plan Appendix B- Land Use Traffic Allocations to return surplus PM peak hour trips from fully developed sites (Terra Linda High School site [120 PM peak hour trips] and the former Hartzell School Reserve [42 PM peak hour trips]) to the General Trip Reserve. The current Public/Quasi-Public land use designation for the 0.9-acre portion of the site proposed for church gymnasium/classroom facility is to be retained; and

WHEREAS, in September 2000, Marin History Museum filed an application to amend the San Rafael General Plan 2000 (GPA 00-05) and accompanying planning applications requesting approval to construct a new 7,750 square-foot museum facility with underground parking for the Marin History Museum located at 1125 B Street. The

amendment proposes to change the General Plan land use designation of the property from Parks/Open Space/Conservation to Public/Quasi-Public; and

WHEREAS, the Planning Commission is required by State law to hold at least one public hearing and make a written recommendation to the legislative body on the adoption of any General Plan Amendment. The Planning Commission held the following public hearings on the General Plan Amendment applications:

1. On February 26, 2002, the Planning Commission held a public hearing on the proposed amendment for 1125 B Street (GPA 00-05), accepting public testimony and the written report of the Department of Community Development. On a 7-0-0 vote, the Planning Commission adopted Resolution No. 02-08 recommending to the City Council the approval of the proposed amendment, as presented in Exhibit 'A.'
2. On March 26, 2002, the Planning Commission held a public hearing on the proposed amendment for the Ranchitos Park Development (GPA 00-02) of a 17.6-acre site located at North San Pedro Road and Los Ranchitos Road. On a 5-0-2 vote (Alden and Bushey-Lang absent) the Planning Commission adopted Resolution No. 02-15 recommending to the City Council the approval of the proposed amendments, as presented in Exhibits 'B' and 'C.'

WHEREAS, regarding the Marin History Museum project (GPA 00-05) the City Council has approved a Mitigated Negative Declaration by adoption of a separate resolution; and

WHEREAS, regarding the Ranchitos Park Development (GPA 01-02), upon a review of the subject applications, an Initial Study was prepared consistent with the requirements of the City of San Rafael Environmental Assessment Procedures Manual and the California Environmental Quality Act (CEQA) Guidelines, finding that the proposed development had the potential to result in significant environmental effects. As a result, a Final Environmental Impact Report (FEIR), consisting of a Draft Environmental Impact Report volume and a Response to Comments volume, was prepared. The City Council certified the FEIR by adoption of a separate resolution; and

WHEREAS, on April 15, 2002, the City Council held a public hearing on the proposed General Plan Amendment (GPA 00-02 and GPA 00-05), accepting all public testimony and the written report of the Department of Community Development.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby adopts the proposed amendments to the land use map of the Land Use Element and the amendment to Appendix B- Land Use Traffic Allocations, as indicated in attached Exhibits 'A,' 'B' and 'C' and based on the following findings:

1. The Commission has been informed that the Government of the Republic of the Congo has decided to request the Commission to conduct an investigation into the alleged human rights violations in the Democratic Republic of the Congo.

2. The Commission has accepted the request and has decided to conduct an investigation into the alleged human rights violations in the Democratic Republic of the Congo. The Commission has decided to conduct an investigation into the alleged human rights violations in the Democratic Republic of the Congo.

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Land Use Map Amendment for 1125 B Street – Marin History Museum
(GPA 00-05)

1. The public interest would be served by the adoption of the proposed amendment to re-designate the .72-acre site located at 1125 B Street at the corner of B Street and Mission Avenue from Parks/Open Space (P/OS) to Public/Quasi Public (P/QP), in that this designation would be consistent with the historical and planned use for this site as museums are an allowed use in the Public/Quasi Public land use area.
2. The proposed General Plan land use map amendment would be consistent with the policy development strategies for the Downtown area, which encourage a thriving cultural district in the areas surrounding the Fifth/Mission Residential/Office District/Cultural District.

Land Use Map Amendment for Ranchitos Park Development site (GPA 00-02)

1. The public interest would be served by the adoption of the proposed amendment to re-designate all but 0.9-acres (church gymnasium/classroom parcel) of the 17.6-acre site from Public/Quasi-Public and High Density Residential to Medium Density Residential (13.7-acre residential portion) and Park/Open Space/Conservation (three-acre neighborhood park site), in that these designations would be consistent with the planned uses for this site and would be compatible with surrounding land uses and the General Plan land use designations of surrounding sites. Furthermore, the public welfare of the community would be served by the adoption of the land use map amendment in that: a) it would establish the appropriate designation for a new public park, which is needed in the community; and b) it would establish an appropriate residential designation that would permit a range of residential unit types and densities, which would be compatible with the development pattern and densities of the surrounding neighborhood.
2. The proposed land use map amendment would be consistent with the policy development strategies of the Vision North San Rafael 2010, which direct that the San Rafael General Plan 2000 land use designation for the subject property be amended to promote re-use and redevelopment of the site with a mix of housing, neighborhood recreation and protection of environmental resources.

Amendment to Appendix B – Land Use Trip Allocations (GPA 00-02)

The public interest and welfare would be served by the proposed adoption of the amendment to Appendix B (Land Use Traffic Allocations) in that:

1. This appendix currently assigns surplus PM peak hour trips to two fully developed sites, which are located in the general area of the subject property.

THE PUBLIC HEALTH AND SAFETY ACT, 1963

The public health and safety act, 1963, is a landmark piece of legislation in the United Kingdom. It was enacted by the House of Commons and the House of Lords, and it has since been amended several times. The act is designed to protect the public health and safety, and it covers a wide range of issues, including food safety, public health, and safety of buildings.

The act is divided into several parts, each dealing with a different aspect of public health and safety. Part I deals with food safety, and it sets out the requirements for the sale and supply of food. Part II deals with public health, and it sets out the requirements for the control of infectious diseases. Part III deals with the safety of buildings, and it sets out the requirements for the construction and maintenance of buildings.

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Firstly, the appendix identifies 120 PM peak hour trips for the Terra Linda High School site, which were assigned in the late 1980's, when there was some consideration for potential closure of the high school and re-use of the property. San Rafael City Schools has since determined that its mid-term and long-term plans for this school site do not include any plans for closure of the high school and re-use of this land. As these unused trips have been assigned to a fully developed site that is not likely to be redeveloped for residential use, the General Plan requires that these unused trips be returned to the General Trip Reserve. Secondly, the appendix identifies 42 PM peak hour trips for the former Hartzell School site (Hartzell School Reserve), which is now developed with the Summerhill residential complex and Drake Terrace senior housing. As these lands are considered to be fully developed, it is appropriate and would be in the public interest that these unused trips are returned to the General Trip Reserve.

2. Returning the 162 unused PM peak hour trips to the General Trip Reserve would serve the public interest in that it would make these trips available to new "high priority" projects in the area. As "high priority" projects include residential developments with a high percentage of affordable housing (15% or more of the project density) and needed neighborhood-serving uses, such as a public neighborhood park, the proposed Ranchitos Park Development would qualify for assignment of trips from this reserve.

The foregoing Resolution No. 11070 was read and introduced at a regular meeting of the City Council on the 15th day of April 2002, and ordered for a second reading by the following vote, to wit:

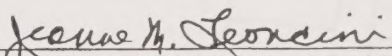
AYES: Councilmembers: Heller, Miller, Phillips and Vice-Mayor Cohen

NOES: Councilmembers: None

ABSENT/

DISQUALIFIED: Councilmembers: Mayor Boro (due to potential conflict of interest)

And will come up for a second reading and adoption at a regular meeting of the City Council to be held on the 6th day of May, 2002.


JEANNE M. LEONCINI, City Clerk

Attachments:

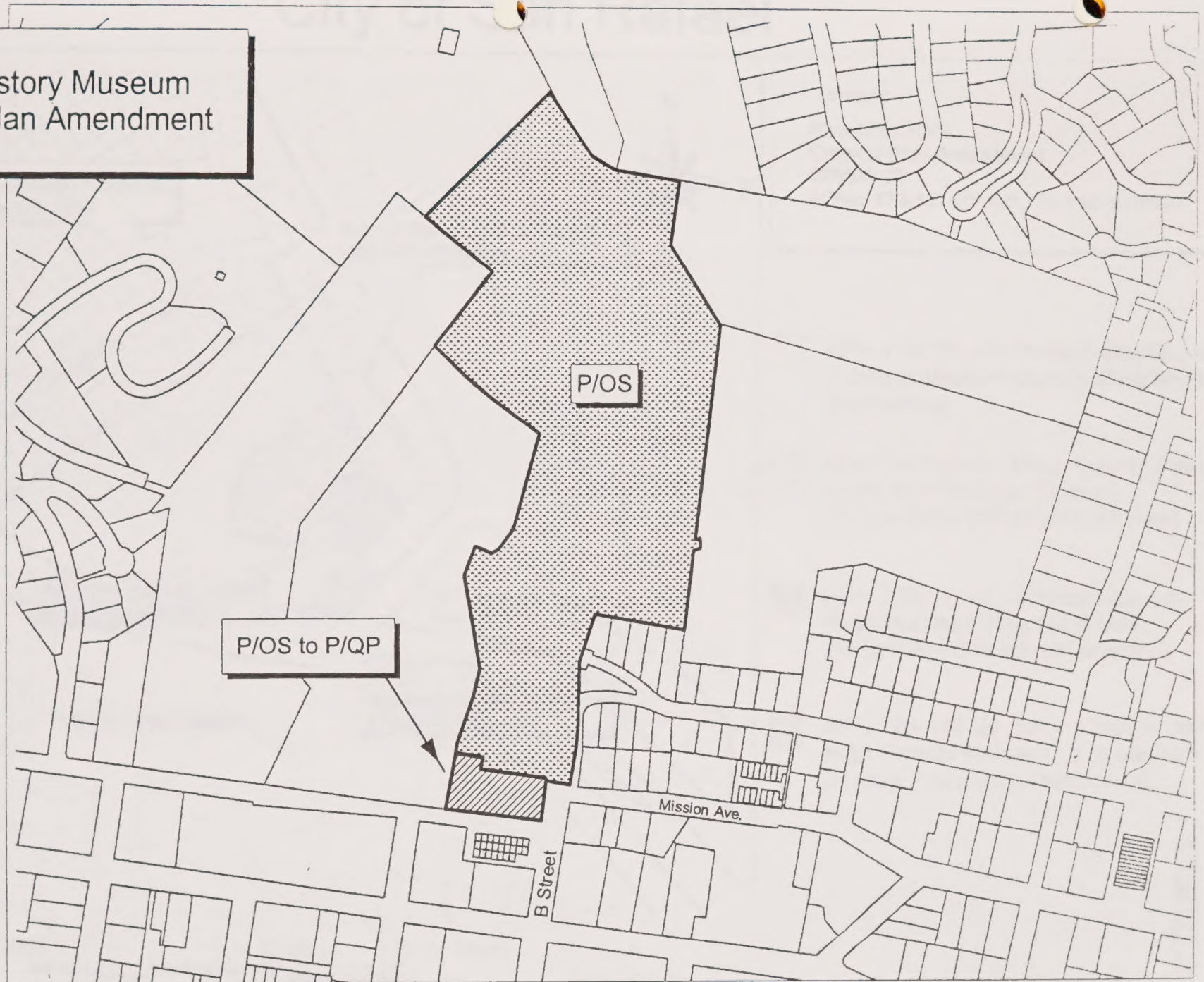
EXHIBIT 'A': Amendment to General Plan Land Use Map (1125 B Street)

EXHIBIT 'B': Amendment to General Plan Land Use Map (Ranchitos Park Development site)

EXHIBIT 'C': Amendment to Appendix B- Land Use Traffic Allocations

c:\ccrs2rch.doc

Marin History Museum General Plan Amendment



Parks/Open Space (P/OS)

Change Parks/Open Space (P/OS) to Public/Quasi Public (P/QP)



THE CITY OF NEW YORK
DEPARTMENT OF PLANNING

HOSPITAL

City of San Rafael

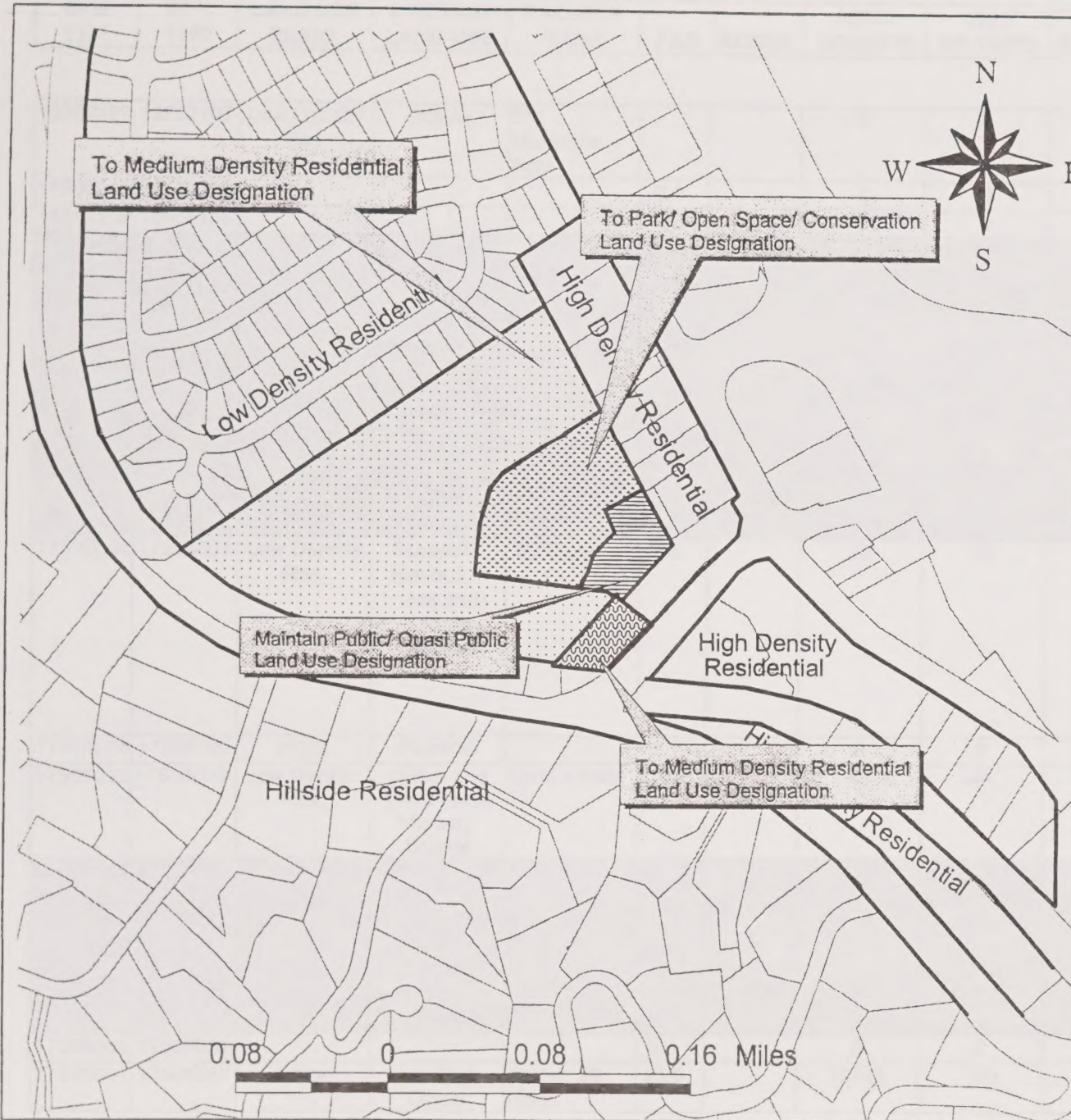


EXHIBIT B

Ranchitos Park
General Plan Amendment
GPA00-02
APNs: 179-131-01 and 179-142-30 (ptn.)

-  APN 179-131-01: From Public/Quasi-Public to Medium Density Residential (residential)
-  APN 179-131-01: From Public/Quasi-Public to Park/Open Space/Conservation (neighborhood park)
-  APN 179-131-01: Maintain current Public/Quasi-Public Land Use Designation (church expansion)
-  APN 179-142-30 (ptn.): Change from High Density Residential to Medium Density Residential (residential)

1. The first step in the process of creating a map is to determine the purpose of the map. This is done by asking the user what they want to know about the area and what they want to use the map for.

2. The second step is to collect data. This can be done in a number of ways, including using a survey, using existing maps, or using satellite imagery.

3. The third step is to process the data. This involves cleaning up the data, removing any errors, and organizing it into a format that can be used to create a map.

4. The fourth step is to create the map. This can be done using a variety of software, including GIS software, or by hand using a computer and a plotter.

5. The fifth step is to distribute the map. This can be done in a number of ways, including printing it out, posting it online, or distributing it as a digital file.

6. The sixth step is to evaluate the map. This involves asking the user if the map meets their needs and if it is easy to use.



APN 1991	APN 1999	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	1991 GP TRIPS	TRIPS GRANTED	TRIPS REMAINING	COMMENTS 2002
16502107	16502107	Low Density Res.	School	Sta Margarita Schl			0	0		0	See 16502106
16506314	16506314				0.1		0	0		0	Merge with 16502108
16515108	16515108						0	0		0	Merge with 16515101
17500000	17500000		Hartzell School Reserve General Reserve					95	53 (to Summerhill Residential Project)	42 0 (See comments)	General reserve of 162 PM peak hour trips (42 PM peak hour trips from Hartzell School Reserve and 120 PM peak hour trips from Terra Linda HS site- see 17506031). All reserve trips granted by Trip Permit (TP 01-01) to Ranchitos Park Development- see 17913101 (3/1/02)
17506001	17506001	Low Density Res.	School/St. Marks;370 kids and soccer league	39 Trellis	10		50	50		50	TSM reserve for non child-care uses Site has 146 trips (96 historic plus 50); if TSM review shows more than 96 trips generated-have to pay mitigation fees. 5 u/ac.2/2000.
17506025	17506025	P/OS	Park/OS		3.1		0	0		0	
17506030	17506030	Low Density Res.	Office and Terra Linda Nursery School	Dixie Admin	11.4		45	45		45	4.3 u/ac
17506031	17506031	Low Density Res.	School; 182,000 sq. ft with 979 enrollment; 10,000 sq. ft. district offices	Terra Linda HS	30.2		120 0	120 (Reserved for re-use of School site)		120 0	5.9 u/ac 120 PM peak hour trips reserved for re-use of school site returned to General Trip Reserve; see 17500000. (3/01/02)
17506051	17506051				0.1		0	0		0	Merge with 17506054
17506057	17506057	Office	Medical Office	Kaiser, 99 Mont.	25.8		19146	160	85	75	38154 sq. ft. medical office building built in



APN 1991	APN 1999	LAND USE DESIG.	EXISTING LAND USE	PROJECT NAME	FAR	ACRES	ADDN SF/UNITS	1991 GP TRIPS	TRIPS GRANTED	TRIPS REMAINING	COMMENTS 2002
17910208	17910208	Gen. Commercial	Vacant		0.2	0.3	2200	26		26	
17910310	17910310						0	0		0	Merge w 17910304
17910404	17910404		Ret		0.7	0.3	8500	89		89	Trip transfer to 07
17913101	17913101	Medium Density Residential, Parks/Open Space and Public/ Quasi- Public	Vacant	North San Pedro Road at Los Ranchitos Road	-	17	134	0	162 (See comments)	0 (See comments)	162 PM peak hour trips granted by Trip Permit (TP 01-01) to Ranchitos Park Development from General Trip Reserve- see 17500000 (3/1/02).
17914105	17914106	High Density Res.	Residential (Apts.)	102 Merrydale	0.3		1	1		1	Partially developed
17914202	17914231	High Density Res.	Single Family Residential	143 Merrydale	0.6		14	12		12	Partially developed.
17914204	17914204	High Density Res.	Single Family Residential	127 Merrydale	0.4		9	8	8	0	1/2000: 8unit apt. project approved but not built. All trips for the site will be used for this project.
17914205	17914205	High Density Res.	Single Family Residential	119 Merrydale	0.4		9	8		8	Partially developed
17914221	17914221	High Density Res.	Single Family Residential	135 Merrydale	0.3		6	5		5	Partially developed
17914228	17914231	High Density Res.	Residential	143 Merrydale			0	0		0	See 17914202
17914301	17914301	High Density Res.	Residential		0.3		5	4		4	Partially developed
17917201	17917201	Low Density Res.	Vacant	27 Washington	0.2		1	1		1	
17917229	17917229	Low Density Res.	Vacant		0.2		1	1		1	
17917321	17917321	Low Density Res.	Vacant	21 Washington	0.2		1	1		1	
17922229	17922229	Hillside Res.	Vacant		0.6		1	1		1	
17924276	17924276	Hillside Res.	Vacant		5.7		2	2		2	
17926113	17926113	Hillside Res.	Vacant	55 Glenside	1		1	1		1	

RESOLUTION NO. 11086

RESOLUTION OF THE SAN RAFAEL CITY COUNCIL APPROVING AN AMENDMENT TO THE
SAN RAFAEL GENERAL PLAN 2000 TO AMEND POLICY LU-21 BUILDING HEIGHTS TO ADD
A PROVISION FOR AN 18-FOOT HEIGHT BONUS FOR PUBLIC PARKING TO THE PORTION
OF THE SECOND/THIRD MIXED USE WEST DISTRICT LOCATED NORTH OF THIRD STREET
AND EAST OF C STREET

(APN 011-255-09, 10, 13, 14, 15, 18 and part of 26)
(GPA01-02)

WHEREAS, on December 6, 2001, the San Rafael Redevelopment Agency submitted planning applications to the City of San Rafael requesting approval of a new 400-space parking structure at 900 C Street, the northwest corner of Third and C Streets; and

WHEREAS, a General Plan Amendment application was filed to amend Policy LU-21 Building Heights to add a provision for an 18-foot height bonus for public parking to the portion of the Second/Third Mixed Use West District located north of Third Street and east of C Street, as well as applications for a Zone Change (ZC01-08), Use Permit (UP01-61) and an Environmental and Design Review Permit (ED01-144), to allow the granting of a height bonus and the construction of a 400-space public parking structure; and

WHEREAS, upon a review of the subject applications, an Initial Study was prepared consistent with the requirements of the City of San Rafael Environmental Assessment Procedures Manual and the California Environmental Quality Act (CEQA) Guidelines, finding that the proposed project would not result in significant environmental impacts; and

WHEREAS, on April 9, 2002, the Planning Commission recommended that the City Council adopt the proposed General Plan Amendment; and

WHEREAS, on May 6, 2002, the City Council adopted a Negative Declaration for the project by adoption of a separate resolution; and

WHEREAS, on May 6, 2002, the City Council held a public hearing on the proposed a General Plan Amendment and related project applications including a Zone Change, Use Permit and Environmental and Design Review Permit, accepting public testimony and the written report of the Community Development Department.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Rafael does hereby approve an Amendment to the San Rafael General Plan 2000 Policy LU-21 Building Heights to add a provision for an 18-foot height bonus for public parking to the portion of the Second/Third Mixed Use West District located north of Third Street and east of C Street, as shown on the attached Exhibit A, based on the following findings:

1. The public interest would be served by the adoption of the proposed amendment to provide for a height bonus in that this height would be consistent with the current visual character and the visual character anticipated by the existing height and bonus provisions of Policy LU-21.
2. The proposed General Plan policy amendment would be consistent with the development strategies for Downtown, which encourage attractive, screened and easily found parking facilities in the Fourth Street Retail Core and the Second/Third Street Corridor.

11086

DECLARATION OF INTEREST

I, the undersigned, being a duly qualified and licensed physician, do hereby certify that I have read the foregoing report of the Committee on the Health of the Nation, and that I am in full agreement with the findings and conclusions therein set forth. I am also in full agreement with the recommendations therein set forth.

Witness my hand and the seal of my office, this 1st day of January, 1964.

Very truly yours,
[Signature]

Very truly yours,
[Signature]

Very truly yours,
[Signature]

Very truly yours,
[Signature]

Very truly yours,
[Signature]

Very truly yours,
[Signature]

Very truly yours,
[Signature]

Very truly yours,
[Signature]

I, JEANNE M. LEONCINI, City Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City held on the 6th day of May 2002, by the following vote:

AYES: COUNCIL MEMBERS: Cohen, Heller, Miller, Phillips and Mayor Boro

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

Jeanne M. Leoncini
Jeanne M. Leoncini, City Clerk

EXHIBIT A

General Plan Policy LU-21 Building Heights:

4. A height bonus may be granted in the following Downtown zoning districts:

Location	Maximum Height Bonus	Amenity (May provide one or more of the following)
Fourth Street Retail Core Zoning District	12 feet	Affordable housing (see policy H-8) Public courtyards, plaza and/or passageways (consistent with Downtown Design Guidelines) Public parking (not facing Fourth Street)
PG&E site in the Lindero Office land use district	24 feet	Park (privately maintained park with public access, adjacent to Mahon Creek; an alternative is tennis courts tied to Albert Park) Community facility (10,000 sq.ft. or more in size)
Second/Third Mixed Use East Zoning District	12 feet	Affordable housing (see policy H-8) Public parking Overhead crosswalks Mid-block passageways between Fourth Street and parking on Third Street
West End Village	6 feet	Affordable housing (see policy H-8) Public parking Public passageways (consistent with Downtown Design Guidelines)
<i>Second/Third Mixed Use West District, north of Third Street and east of C Street</i>	<i>18 feet</i>	<i>Public parking</i>

EXHIBIT A

Exhibit A: List of Exhibits

A. A list of exhibits is provided in the following table:

Exhibit	Description	Page
1	Exhibit 1: List of Exhibits	1
2	Exhibit 2: List of Exhibits	2
3	Exhibit 3: List of Exhibits	3
4	Exhibit 4: List of Exhibits	4
5	Exhibit 5: List of Exhibits	5
6	Exhibit 6: List of Exhibits	6
7	Exhibit 7: List of Exhibits	7
8	Exhibit 8: List of Exhibits	8
9	Exhibit 9: List of Exhibits	9
10	Exhibit 10: List of Exhibits	10
11	Exhibit 11: List of Exhibits	11
12	Exhibit 12: List of Exhibits	12
13	Exhibit 13: List of Exhibits	13
14	Exhibit 14: List of Exhibits	14
15	Exhibit 15: List of Exhibits	15
16	Exhibit 16: List of Exhibits	16
17	Exhibit 17: List of Exhibits	17
18	Exhibit 18: List of Exhibits	18
19	Exhibit 19: List of Exhibits	19
20	Exhibit 20: List of Exhibits	20
21	Exhibit 21: List of Exhibits	21
22	Exhibit 22: List of Exhibits	22
23	Exhibit 23: List of Exhibits	23
24	Exhibit 24: List of Exhibits	24
25	Exhibit 25: List of Exhibits	25
26	Exhibit 26: List of Exhibits	26
27	Exhibit 27: List of Exhibits	27
28	Exhibit 28: List of Exhibits	28
29	Exhibit 29: List of Exhibits	29
30	Exhibit 30: List of Exhibits	30
31	Exhibit 31: List of Exhibits	31
32	Exhibit 32: List of Exhibits	32
33	Exhibit 33: List of Exhibits	33
34	Exhibit 34: List of Exhibits	34
35	Exhibit 35: List of Exhibits	35
36	Exhibit 36: List of Exhibits	36
37	Exhibit 37: List of Exhibits	37
38	Exhibit 38: List of Exhibits	38
39	Exhibit 39: List of Exhibits	39
40	Exhibit 40: List of Exhibits	40
41	Exhibit 41: List of Exhibits	41
42	Exhibit 42: List of Exhibits	42
43	Exhibit 43: List of Exhibits	43
44	Exhibit 44: List of Exhibits	44
45	Exhibit 45: List of Exhibits	45
46	Exhibit 46: List of Exhibits	46
47	Exhibit 47: List of Exhibits	47
48	Exhibit 48: List of Exhibits	48
49	Exhibit 49: List of Exhibits	49
50	Exhibit 50: List of Exhibits	50
51	Exhibit 51: List of Exhibits	51
52	Exhibit 52: List of Exhibits	52
53	Exhibit 53: List of Exhibits	53
54	Exhibit 54: List of Exhibits	54
55	Exhibit 55: List of Exhibits	55
56	Exhibit 56: List of Exhibits	56
57	Exhibit 57: List of Exhibits	57
58	Exhibit 58: List of Exhibits	58
59	Exhibit 59: List of Exhibits	59
60	Exhibit 60: List of Exhibits	60
61	Exhibit 61: List of Exhibits	61
62	Exhibit 62: List of Exhibits	62
63	Exhibit 63: List of Exhibits	63
64	Exhibit 64: List of Exhibits	64
65	Exhibit 65: List of Exhibits	65
66	Exhibit 66: List of Exhibits	66
67	Exhibit 67: List of Exhibits	67
68	Exhibit 68: List of Exhibits	68
69	Exhibit 69: List of Exhibits	69
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71	Exhibit 71: List of Exhibits	71
72	Exhibit 72: List of Exhibits	72
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76	Exhibit 76: List of Exhibits	76
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City of San Rafael General Plan Land Use Map 2000

Residential Uses

	Hillside Residential Resource 0.1 - 0.5 units per acre
	Hillside Residential 0.5 - 2.0 units per acre
	Estate Residential 0.5 - 2.0 units per acre
	Res - Low Density 2.0 - 6.5 units per acre
	Res - Medium Density 6.0 - 15.0 units per acre
	High Density Residential 15.0 - 32.0 units per acre

Commercial Uses

	General Commercial
	Neighborhood Commercial
	Retail Office
	Office
	Residential Office

Downtown Uses

	Hetherton Office
	Lindero Office
	Second/Third Street Mixed Use
	Fourth Street Commercial Retail
	Fifth Avenue/Mission-Residential/Office
	West End Village

Industrial Uses

	Industrial
	Light Industry/Office
	Marine Related

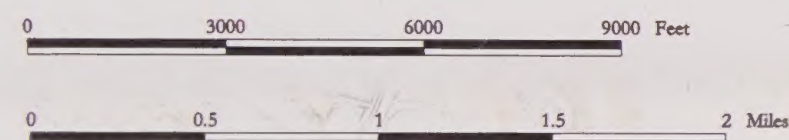
Other Uses

	Agriculture/Recreation/Land Reserve
	Parks/Open Space
	Parks/Open Space/Conservation
	Public - Quasi-Public
	Mineral Resources
	Other Notes

GC - Golf Course
 ▲ - Closed or High School
 H - Hospital
 NC - Neighborhood Commercial
 NG-7 - Site encumbered by Declaration of Restrictions; see land use Policy NG-7 for potential land uses in the event the declaration is modified. Land uses are schematic.

San Rafael City Limit
 San Rafael Planning Area

1" = 3,000'

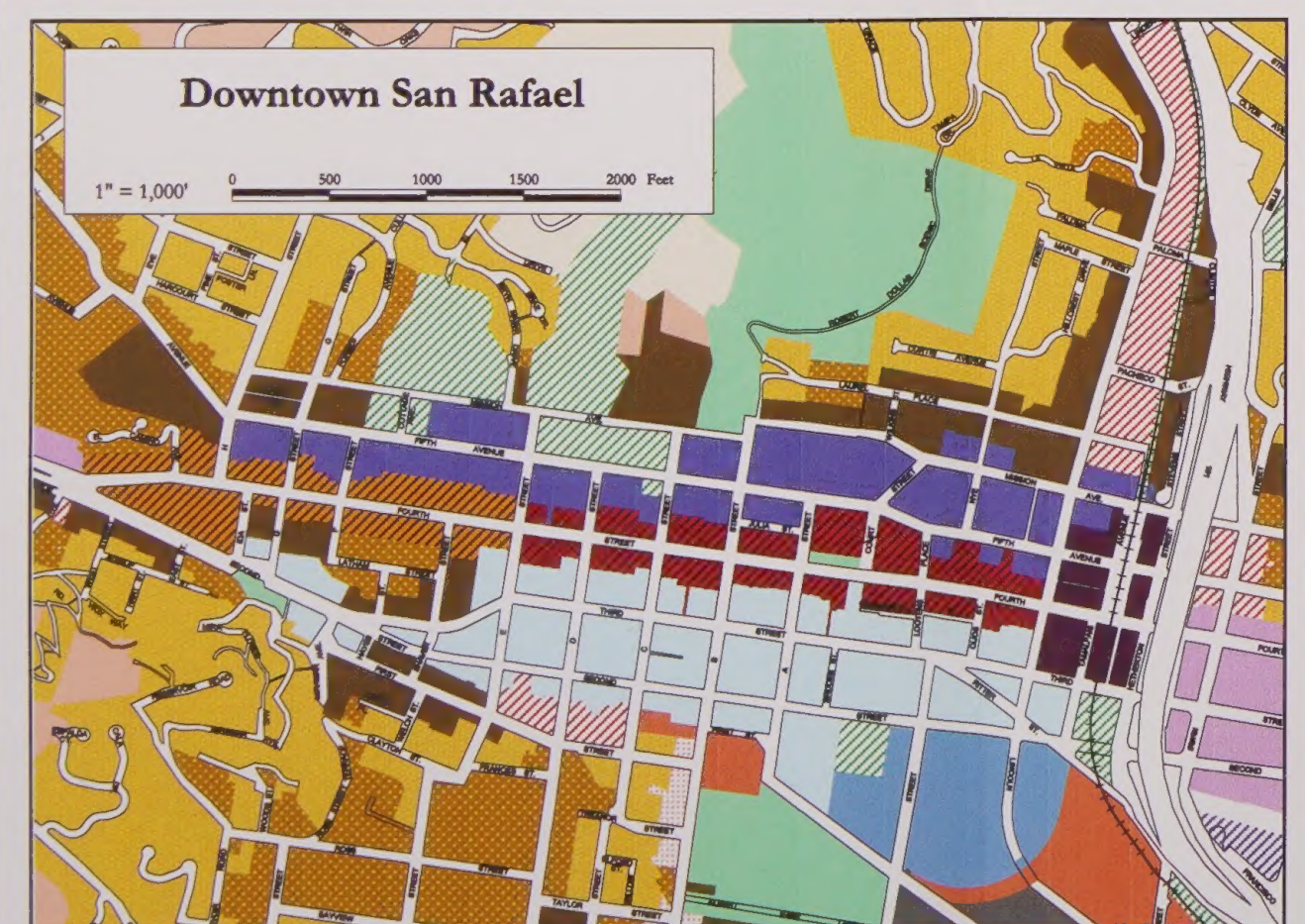


This base map was developed primarily for General Planning usage. The City of San Rafael is not responsible nor liable for use of this map beyond its intended purpose.

NOTE: The size and scale of this map does not permit individual parcels of approximately 2 acres or less to be shown; therefore, refer to display maps at City Hall for more specific descriptions of land use densities and intensities; refer to the policies section and timing constraints chart for information on development timing and other development concerns; refer to the Wetlands and Baylands map, GP-16b, for information on site wetlands.

Downtown San Rafael

1" = 1,000'



GP-4a / GP-4d / EIR-1a
a/02
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